



# *Georgia Coastal Regional*

## CHARACTER DESIGN GUIDELINES



# PREFACE

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# APPLICABILITY and CONSISTENCY



## Applicability, Purpose and Intent

This document applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, micro-climate, sustainability and in limited cases public safety. It should be understood that these guidelines are **recommendations only**, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*. The articulation of mass, form, materials, theme and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

1. Utilizing Vegetation and Landscape
2. Signage
3. Pavement Surfaces
4. Lighting
5. Enclosures, Walls and Fences
6. Accessory Structures

## Consistency

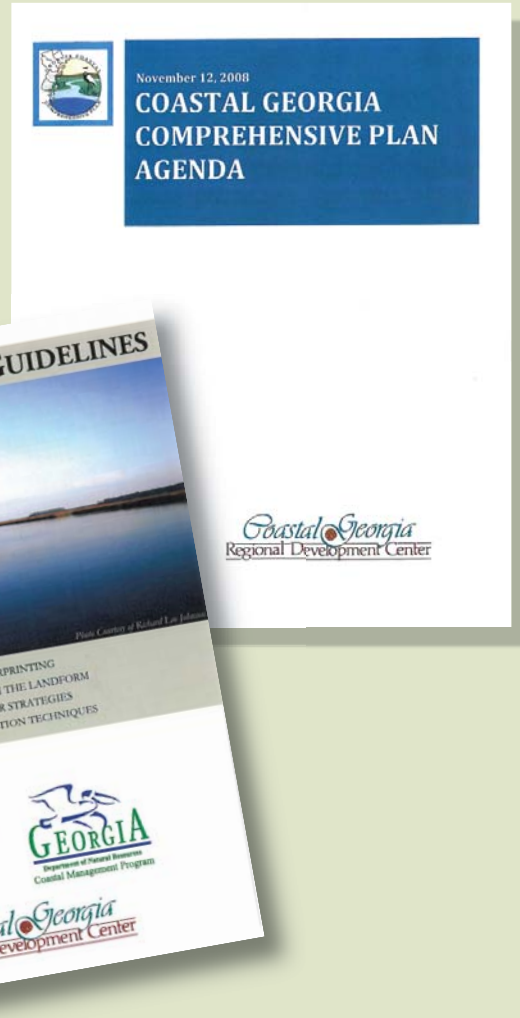
The jurisdictional application of the *Coastal Georgia Regional Plan* is the area which is under the purview of the Coastal Regional Commission of Georgia. It includes ten (10) counties and 35 municipalities. At its core, the primary framework that is the platform for these guidelines is the Coastal Georgia Comprehensive Plan. The basic tenets of the guidelines are aimed at providing criteria associated with the proper implementation of the vision of the Coastal Georgia Comprehensive Plan. That vision being:

The vision of Coastal Georgia is to be a unique and cohesive region based upon innovation and excellence in all we do to preserve, nurture, enhance and develop our abundant human, natural, historic, cultural and economic resources.

Furthermore, the document addresses the applicable topics that the Coastal Comprehensive Plan Advisory Committee envisioned as the regions' goals for 2026, those topics include:

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities
- Diverse population
- Coordinated planning cooperation among local, regional and state agencies

Specifically, the regional issues identified in the Coastal Georgia Comprehensive Plan are addressed in the guidelines where appropriate. Facets relating to the strategies identified in the strategies and performance standards for Infrastructure, Intrinsic Resources, Growth Management and Economic Development are evident throughout this document.



Additional documentation and criteria influenced the procedures, topics and configuration of the guidelines. Those platform documents include: Georgia Department of Community Affairs (DCA) State Planning Recommendations - "Character Areas", *The Green Growth Guidelines* (G<sup>3</sup>), the DCA Standards and Procedures for Regional Planning "Regional Planning Requirements" (Chapter 110-12-6) and various model ordinances drafts (particularly the *Development Standard Model Ordinance*).

# DEFINITIONS



**Arterial Streets** - Unless otherwise specifically defined in the transportation element of the comprehensive plan, arterial streets are roads designed to carry traffic through an area rather than to local destinations.

**Bicycle or Bike Lane** - A portion of the roadway that has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

**Dark Skies** - A sustainable initiative guided by the International Dark Skies Association (IDA) aimed at preserving and protecting the nighttime environment through environmentally responsible outdoor lighting.

**Suburban** - The low to medium density areas typically associated with patterns that surround the urban areas. Generally, these areas are single family detached residential dominated by the automobile.

**Character Area** - A specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)
- (See page 7)

**Character Region** - The character region is one of the four primary regions designated for these guidelines: Tidewater Hearth, Southern Coastal Plain, Rural Ridge, and Barrier Islands and Marshland Fringe. They are characterized by architectural, historical, cultural and landscape\ landform precedents and are comprised of multiple jurisdictions and municipalities. (see page 6)

**Collector Streets** - Unless otherwise specifically defined in the transportation element of the comprehensive plan, collector streets are roads designed to carry traffic between local streets and arterials, or from local street to local street.

**Critical Root Zone (CRZ)** - the minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ will typically be represented by a concentric circle on the tree's trunk with a radius equal in feet to one and one-half (1 ½) times the number of the trunk's diameter at breast height (dbh).

**Development Areas** - typically areas designated as existing or future development.

**Development Project** - typically a specific project with a defined program in any stage of development.

**Diameter at Breast Height (DBH)** - measurement parameter for defining the size of an existing tree measured four and one-half (4 1/2) feet above existing grade at the interface of the tree trunk and the ground.

**Invasive Species** - Vegetative species that are non-indigenous(non-native) to a region and that affect the habitats by aggressively overtaking natural ecology and harmful to the natural environment.

A non-native vegetative species which adversely impacts habitat by aggressively overtaking indigenous flora

**Lanes** - a street designated for primary access to no more than 25 residential dwelling units, where the residential environment is dominant and traffic is completely subservient.

**Local Streets** - Typically associated with alternative design standards and techniques, local streets are designed for primary access to individual residential property, where traffic volumes are relatively low (250 - 750 Average Daily Traffic).

**Managed Landscape** - a formalized planting that includes native or naturalized species and is aimed at enhancing or coalescing with another improvement. Appropriate areas for planting this landscape type include residential development parcels, mixed\multi-use areas, streetscapes, park improvement areas and other development areas. Its major characteristics include: maintenance and associated improvements (i.e. irrigation, tree grates, etc), confining components (i.e. roads, houses, stormwater facilities, buildings and walkways etc.) and the material is managed primarily for the user's needs.

**Pedestrian Use Zone** - Generally the area designated for pedestrian use in public rights-of-way. Typically, the improved area between the back of curb\edge of pavement and the right-of-way line.

**Platform Documents** - Supporting documentation used to inform the process, content and product of the design guidelines. Typically, these documents are those provided through the Georgia Department of Community Affairs, design periodicals and texts and historical references.

**Primary Material** - The principal constituent in terms of cladding, ornamentation and detail of a proposed design element.

**Regenerating Landscape** - characterized by an approach that is informal, requires native species and is aimed at re-vegetation where the landscape is the primary functional component. Appropriate areas for planting this landscape type is along major corridors, disturbed areas, thoroughfares with minimal vehicular access and areas associated with park-space. Its major characteristics include: minimal\ no maintenance, native vegetation and natural succession.

**Secondary Material** - The supplemental constituent in terms of cladding, ornamentation and detail of a proposed design element.

**Site Fingerprinting** - A planning tool used for protection of natural resources when designing communities. Site Fingerprinting identifies general site features, conservation areas, impacts of surrounding factors such as transportation and adjacent land uses and actual buildable area.

**Transect** - (Development) Categorizes and organizes all elements of the urban environment on a scale from rural to urban(densities).

**Transitional Urban** - Generally the zone between traditional suburban development and the urban district consisting of a mixture of residential, commercial, office, public\ institutional uses. Typically, the character is strip commercial, multi-family, public parks, schools and moderate levels of single family. For the purposes of these guidelines the typical right-of-way section and viewshed is wide enough to support trails, paths or multi-modal networks.

**Urban** - Generally associated with the central business district and characteristic of a city. Consist of moderate to high densities and generally contain the necessary infrastructure and public services necessary to support such a pattern. For the purposes of these guidelines the typical right-of-way and public viewshed is constrained and is bounded by buildings and\or developed areas.



# FORMAT



The design guidelines at the macro-level, are relegated into to three (3) primary categorizations. Those categorizations in terms hierarchical levels or broadness of applicability are as follows:

**A. Character Regions** - a categorization of a region in the ten (10) counties, these regions are defined by four primary precedents: Historical, Architectural, Cultural and Landform/Landscape. The intent is to identify unique regions related to the precedents to define guidelines that are appropriate and exemplify the character area studied.

**B. Character Areas** - these are a derivative from the character areas defined by Georgia Department of Community Affairs (DCA) in the State Planning Recommendations: "Character Areas." The information provided from DCA in terms of predominant characteristics, suggested strategies were combined with other platform documents and initiatives to define the guidelines. These also acted to initiate further articulation of the Character Regions. It is anticipated that the character areas will be formally identified by the local or regional jurisdictions. In some cases, for instance the character area identified as scenic byways is pre-designated by local governments. These guidelines reflect those designations that are highlighted per character region.

**C. Guideline Elements** - These are the specific elements addressed in the guidelines in each character area.

The micro-level information in the guidelines constitute the details and recommendations for each guideline element. This information is generally defined by five (5) criteria. This criteria is:

**1. General Commentary** - This criterion discusses the specific applicability of the guideline and its nexus with platform documents, character areas and the implementation of design elements. Additionally, the goal, objective and the relevance of the pertaining design guideline.

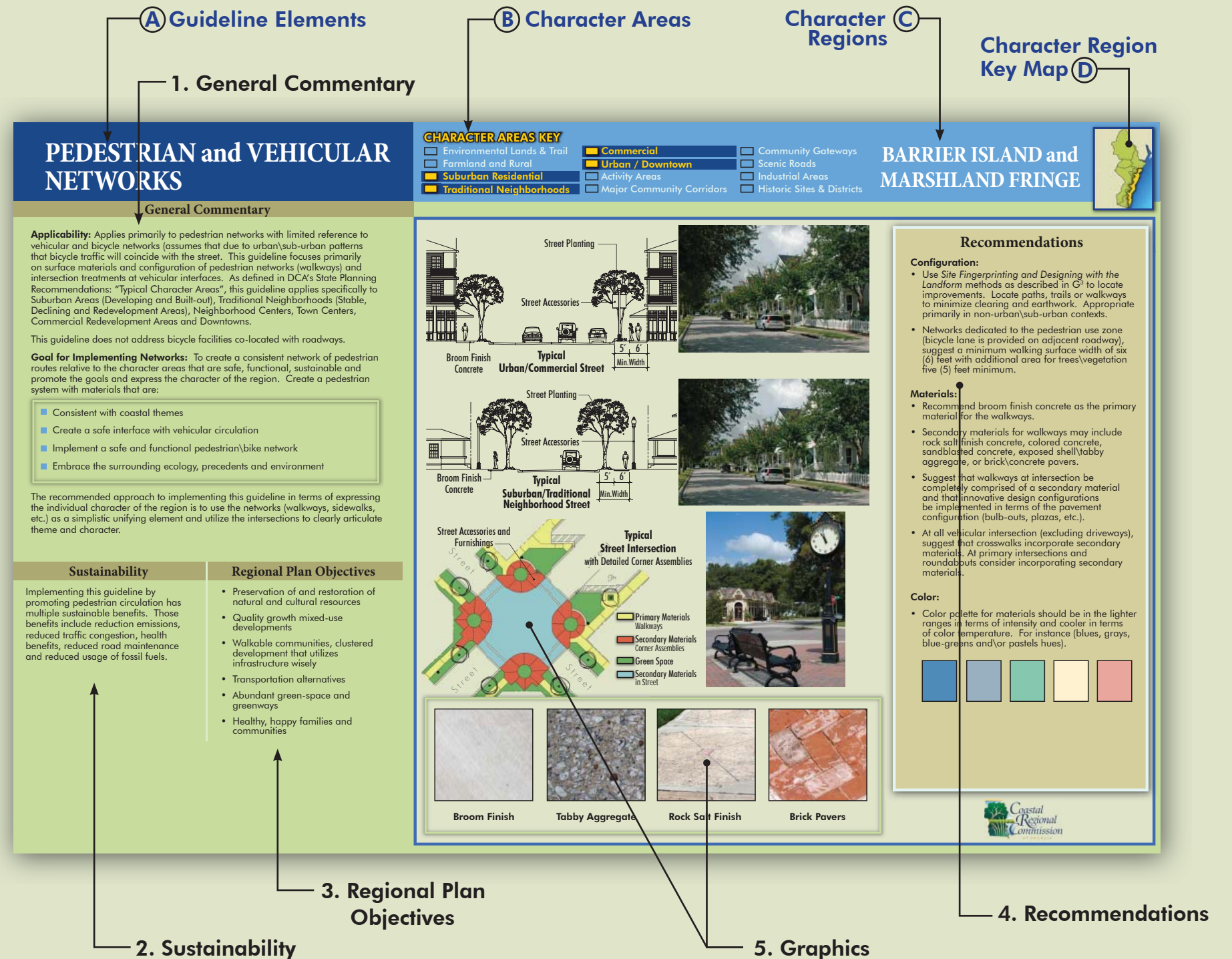
**2. Sustainability** - Identification of some key sustainable (green) benefits of implementing the guideline. This is information is derived from the criteria in the Leadership in Energy and Environmental Design (LEED) Reference Guide for New Construction and Major Renovation (Version 2.2).

**3. Regional Plan Objectives** - Identification of vision objectives that pertain to the guideline as identified in the Coastal Georgia Regional Plan created by the Coastal Comprehensive Plan Advisory Committee members.

**4. Recommendations** - The specific recommended criteria pertaining to implementing the guideline.

**5. Graphics** - Supporting graphics and photos to support the recommendations.

**D. Boundary** - Geographically indicates the subject character region boundary.





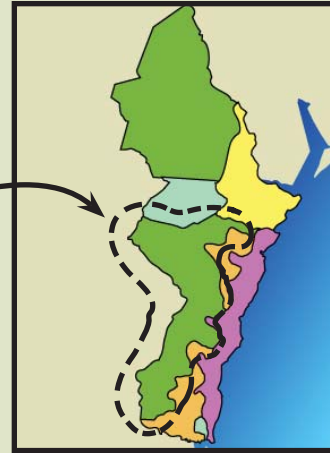
# PRECEDENTS



The design guidelines begin with an understanding of natural and man-made precedents throughout four (4) Character Regions of the study area. The Regions are labeled as follows:

- A. Tidewater Hearth
- B. Southern Coastal Plain
- C. Rural Ridge
- D. Barrier Islands and Marsh Fringe

**Redefine Area**



Each region's identity is influenced by its unique landforms, culture, history, landscape and architectural expression. Characteristics found in each region will establish patterns, serve as models, set precedents for the forms set forth in the development guidelines.

## History

From pre-history to current events, Georgia's distinctive history and the inhabitants of the coastal region established unique identities from the barrier islands to the rural sand hills. Culture and cultivation gave form to the landscape and created precedent-setting icons throughout the coastal environs.

The Native American mound builder culture settled along the Georgia coast and was discovered by Hernando de Soto in 1540 during their exploration of the southeast. When the Spanish established missions on the sea islands about twenty years later, the original inhabitants were no longer found. The only evidence of their predecessors were, and still are, the burial mounds and the refuse of oyster shell middens.

With Spanish interests taking foothold in Florida and the French in present day Alabama, the English needed a strategic buffer between its two colonial adversaries. In 1733, Georgia was founded at Savannah and served as that buffer. The new colony established eight counties. Of those original eight Chatham, Effingham, Liberty, Glynn and Camden are located in the lower coastal region. These became the homes to central European Protestants, Italians, Scots, Swiss and Portuguese Jews. Settlers from other American colonies began to move in when Georgia became a royal province in 1753.



The state was slow to develop and did not begin to thrive until late in the 1700's. In the first half of the 1800's the coastal region flourished with cotton and rice plantations from the rural ridge to the barrier islands. River

systems connecting the ridge to the coast were intrinsically valuable to agricultural commodity export, the prosperity of plantations and the growth of coastal ports like Savannah.

Georgia became a part of the Confederate States of America during the civil war and was a major theater of battle. The war culminated in the state with General William Tecumseh Sherman's march to the sea. Much of coastal Georgia's infrastructure was destroyed and reconstruction was slow to take root. Georgia was the last confederate state to be restored to the union.

The final influx of immigrants took place in the 19th century's post civil war years. Coming from North Carolina, workers arrived and staked their claims to the expansive pine forests for turpentine and naval stores. Several new trades developed in the coastal plain but cotton remained the number one economic crop until industrial production outranked agriculture in the 1960's.

The historical development of Georgia's coastal region illustrates the interconnection of its natural characteristics and cultural identity. The landform developed from geological processes and the landscape grew due to the land's physical conditions. Likewise, colony locations were chosen for the landform's ability to sustain new communities and landscape was manipulated for settlement.

## Landforms

The coastal Georgia region is a part of the Lower Coastal Plain that begins in the rolling hills of the Orangeburg Escarpment in the north around elevation 150 feet and meets the Atlantic Ocean through a well developed series of rivers, vast swamps, large marshes and barrier islands.



There is an inseparable connection between these landforms and the development of the coastal area. Pre-Columbian natives chose to settle adjacent to landforms conducive to supporting their needs. Food and water were found along the rivers and villages constructed along sand bluffs. These early inhabitants added a distinct feature to the landforms with their shell middens throughout the Lower Coastal Plain.

Rivers connected the interior Native American tribes to the coastal inhabitants. As the region developed, the same waterways provided the transportation of agricultural goods to the seaports of Savannah and Brunswick. Along the coastal plain, sandy soils provided timber used in several industries from building materials to turpentine.

This relationship between settlement and landform is echoed through coastal history. It is the base that formed cultures, shaped landscapes and influenced architecture relative to each Character Region.

## Landscape

Two contributing forces to the coast's landscape are the ecosystems coinciding with landforms and human modification of those ecosystems. As settlement was often determined by geographic characteristics, needs dictated landscape management practices.

The coastal region's landscape was created by a succession of natural processes. The receding Atlantic Ocean and its winds created dunes and river basins. Dunes grew into maritime hammocks of oaks, cedars and palms. Moving inland, low-lying areas became marshes and swamps on the numerous river borders and habitats transition to sand hill communities of long leaf pine and wiregrass.

People altered the landscape to meet their needs. Maritime hammocks were cleared for agriculture and wood. Shorelines fortified to support river commerce. Pine trees were stripped for sap or cut down for building materials and their pulp. The ecologically diverse, curvilinear systems were replaced by homogenous, square agricultural fields.

## Culture

Distinctive cultural patterns stretch across the Georgia coastal region and set precedent for typologies throughout the Character Regions. They exist in Native American artifacts, Spanish missions, English colonial settlements such as Savannah or Fort Frederica, rail depots, Plain-style farm houses and other "vernacular" buildings.



Cultural practices left their impressions on the landscape as well. Remains of tabby cement buildings, high-style gardens, low-land rice plantations illustrate life along the coast. Turpentine camps and wood fences delineating agricultural fields demonstrate the folk-oriented lifestyle. From refined urban gardens to vernacular farm yards, affluence dictated the sophistication in which cultural expression.

Wealthy families or institutions exhibited higher refinement in their cultural pieces, whereas, the majority of coastal people developed theirs out of necessity. For example, a tidewater hearth townhome might designate the second floor as the main entrance. A twin, curved cast-stone staircase with colorful stucco and adorned by an embellished hand rail may lead



# PRECEDENTS



to a stained glass door. The ground floor may be reserved for the home's practical operations with an elaborately manicured side garden.

In contrast, the rural outlying areas display modestly adorned wood-frame homes that only rise two feet above the ground. The predominantly clapboard or board and batten exteriors may be painted white or in a muted hue. A fence would surround the functional farm yard created between the main house and out-buildings.

Although some character areas have similar cultural qualities, each maintain subtleties and distinctive traits.

## Tidewater Hearth

As a historic economic center of Coastal Georgia and the wealth created there, the Tidewater Hearth precedent demonstrates a high level of refinement and ornamentation. Several examples of the Greek Revival movement may be found in this Character Region.



Architectural elements vary in color, texture, and finish treatments yet maintain complementary contextual scale. Rusticated bases are used throughout this region with fine-textured finishes above. Cast stone and ornamental metal is used for detail accents.

This high-style culture area found in this area separated its uses vertically within a building. Functional activities within a home took place on the ground level and social activities took place on the second. Guests would enter by way of twin, curved cast-stone staircase with colorful stucco and adorned by an embellished metal hand rail. Etiquette of the day dictated that one stair would be for ladies and the other for gentlemen.

## Southern Coastal Plain

The flat terrain and sandy soils of the Southern Coastal Plain lead the nation in Naval Stores production from the late 1800's to the 1960's. North Carolina and Virginia settlers built turpentine camps in the long leaf and slash pine forests. Accommodations were rough and the working conditions extremely difficult. Two main structures were found in the camps, stills houses and bunk houses.



Still houses were open-air structures with flat roof pitches that allowed smoke, heat and odor to disperse with a passing breeze. Several still houses were two levels with storage for turpentine barrels on the ground and distilling on the second. Posts and roof beams were functional and frugally



Rural Ridge



Barrier Islands and Marshland Fringe

constructed with upright posts of cypress or pine logs pounded into the ground for anchorage.

Flat boards, sawn or split from logs would serve as battening to seal out the weather of bunk houses. Bunk houses were built on brick or cypress piers and capped by corrugated metal or wood shingled roofs. Doors were simple wood assemblies with exposed joining "z" boards. Shutters were smaller depictions of the doors and generally made as simplistic

single panel design in contrast to the bisected enclosures of found in other character regions. The buildings were capped by corrugated metal or wood shingled roofs. In the early part of the 1900's the Ludowici-Celadon Roofing Tile Company adorned its "Dixie" tile atop several buildings in Rural Ridge towns and throughout the southeast.

## Rural Ridge

A relaxed stability is found in the rural ridge's rolling hills culture and icons. Referred to as vernacular architecture, it reflects the basic needs of everyday life. As farms prospered through cotton, tobacco, rice and other cash crop production, building expansion prioritized functional needs over ornamental embellishment. The farmhouses, barns, outbuildings and fences are not highly stylized or based on academic architectural principles like the Greek revival plantation homes.

Wood is this region's primary building material created from hand hewn logs. As sawmills were constructed, they provided large timber mortise and tenon applications and smooth for clapboard siding. When the population grew and craftsmen settled they added relatively more ornamental components. Brick piers typically raised the houses off the ground and brick chimneys rose above the second story gable at the house's ends. Metal roofs displayed various styles including corrugated, s-crimp, and raised seam.

## Barrier Islands and Marshland Fringe

The barrier islands and the marshland fringe is the coastal interface between the old and new worlds. Immigrants from Europe, indigenous people and cultures like the Gullah left their marks on the area. One material that was introduced in the 1500's, tabby, is visible today and primarily found in this character region.

Tabby is cement made of equal parts lime, water, sand, oyster shells and ash. The ash is a by product of preparing the lime, but its presence contributes the hardening process.

After Savannah's founding, the English military built Fort Frederica on Saint Simon's Island to protect English interests from the Spanish in Florida. Using the predominantly the tabby, it stands as an architectural precedent in this region

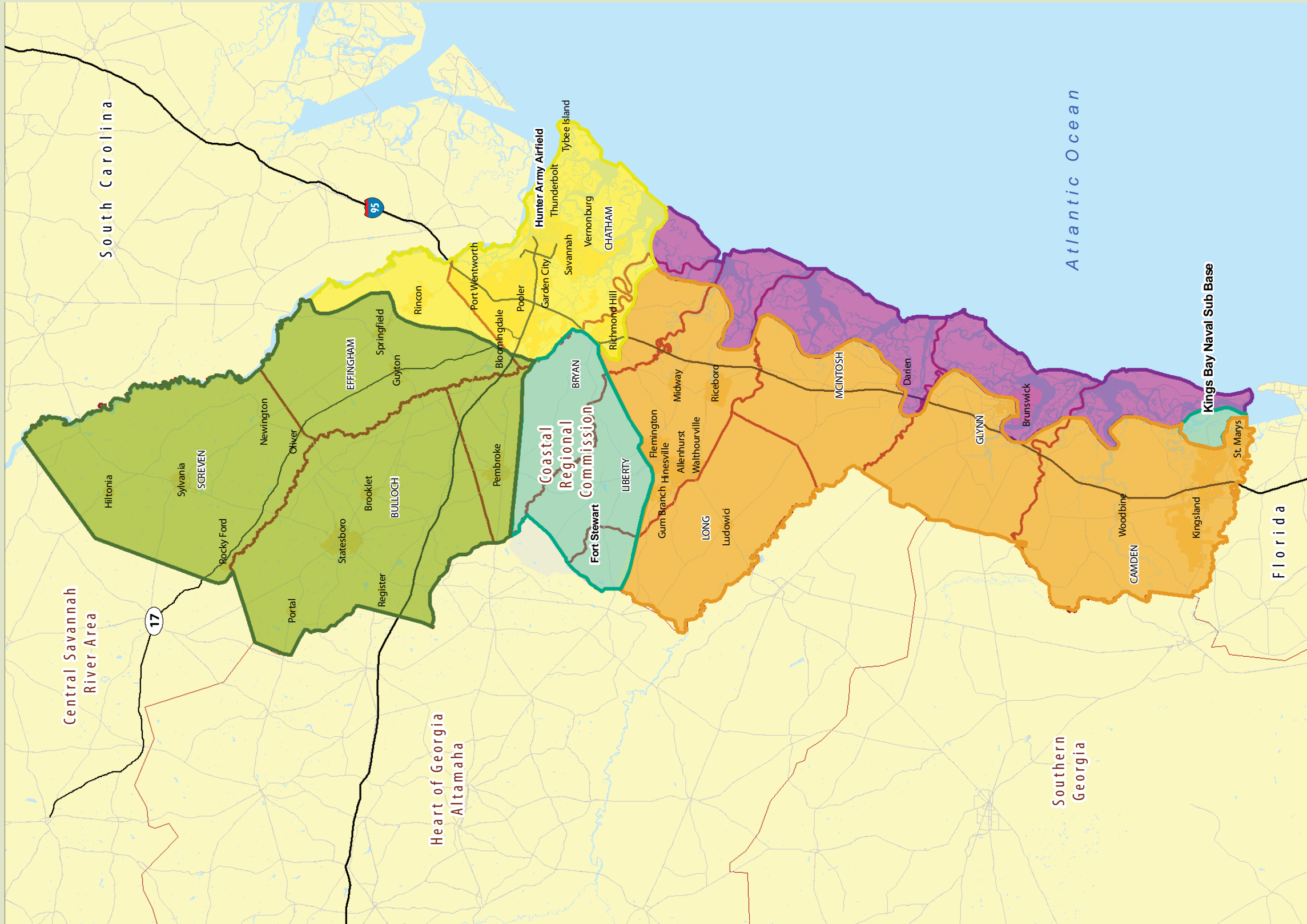
Lowlands and rice plantations grace the coast and there subtle buildings reflect an easy pace. They are mostly made of wood and are off grade on brick or tabby piers and brick chimneys. Ornamentation pieces of metal and crafted wood pieces are subtly employed. Roofs may be metal, barrel tile or wood shingle.



# CHARACTER REGION MAP



CHARACTER REGION MAP



**Legend**

- Specialty Areas
- Barrier Island and Marsh Fringe
- Rural Ridge
- Southern Coastal Plain
- Tidewater Hearth



# APPLYING the GUIDELINES



The application of the Georgia Coastal Regional Character Design Guidelines in terms of place is articulated by two parameters: Character Areas and Character Regions. The user of this document is encouraged to identify the location the guidelines are intended to be applied on the Character Region Map first (see Page 6). This will define the appropriate regional character parameters. Secondly, the user should utilize the document titled *Georgia Department of Community Affairs - State Planning Recommendations Typical Character Areas* to define the applicable character region. This document is available at: [http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/SPRs/SPR\\_CharAreas.pdf](http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/SPRs/SPR_CharAreas.pdf).

Upon selecting the applicable character area, the Simplified Character Area Key should be used to further identify the appropriate guideline. The Simplified Character Area Key was intended to reduce the quantity of character areas as prescribed by Georgia Department of Community Affairs for ease of use while preserving the integrity of the state strategy





# UTILIZING VEGETATION AND LANDSCAPE MATERIAL

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## General Commentary

**Applicability:** Applies to improvements related to roadways, infrastructure, linear recreation improvements, thoroughfare adjacencies & pedestrian\trail corridors. The method for implementing this section is to utilize the preservation area guideline. The planted area guideline is a secondary method to be used only in cases where construction disturbance can not be avoided. As defined in DCA's State Planning Recommendations: "Character Areas", these guidelines should only be used in the Linear Greenspace\Trail Network\Bike Network or the Rural Highway Corridor

**Goal for Preserving Vegetation:** Define (see G<sup>3</sup>) and protect a natural buffer preservation zone adjacent to all public uses. Preserve all natural areas including trees, understory vegetation and pioneering species. Selective clearing of invasive species is acceptable.

**Goal for Planting Vegetation:** Use plantings to supplement natural areas and to recreate buffer area that is lost due to disturbance. The re-creation of natural vegetation in disturbed areas that are indigenous to the zone and area is the recommended approach.

- Clear and disturb only the minimum vegetation necessary - design the improvements to minimize clearing

## Sustainability

The sustainable benefits of preserving natural vegetation as well as replanting native vegetation are appreciable and well documented. Those benefits include reduction in heat island effects, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climactic benefits.

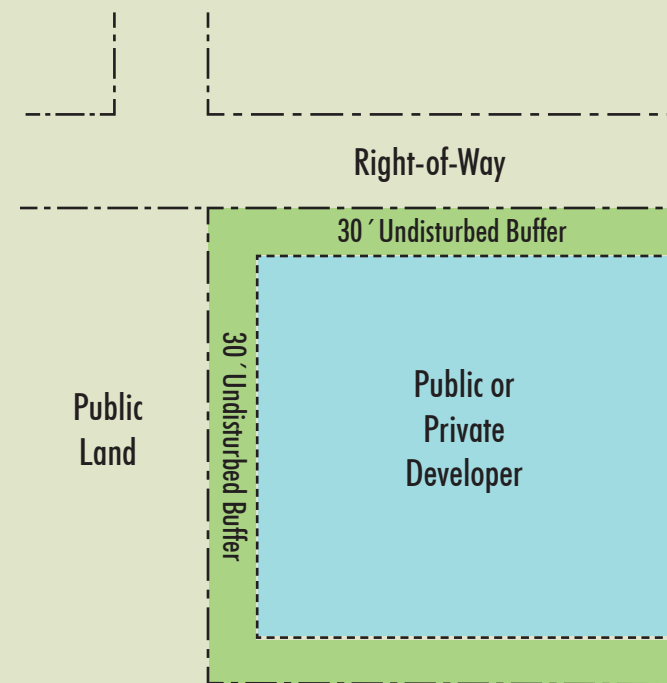
## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

- |                               |                             |                              |
|-------------------------------|-----------------------------|------------------------------|
| ■ Environmental Lands & Trail | □ Commercial                | □ Community Gateways         |
| ■ Farmland and Rural          | □ Urban / Downtown          | □ Scenic Roads               |
| □ Suburban Residential        | □ Activity Areas            | □ Industrial Areas           |
| □ Traditional Neighborhoods   | □ Major Community Corridors | □ Historic Sites & Districts |

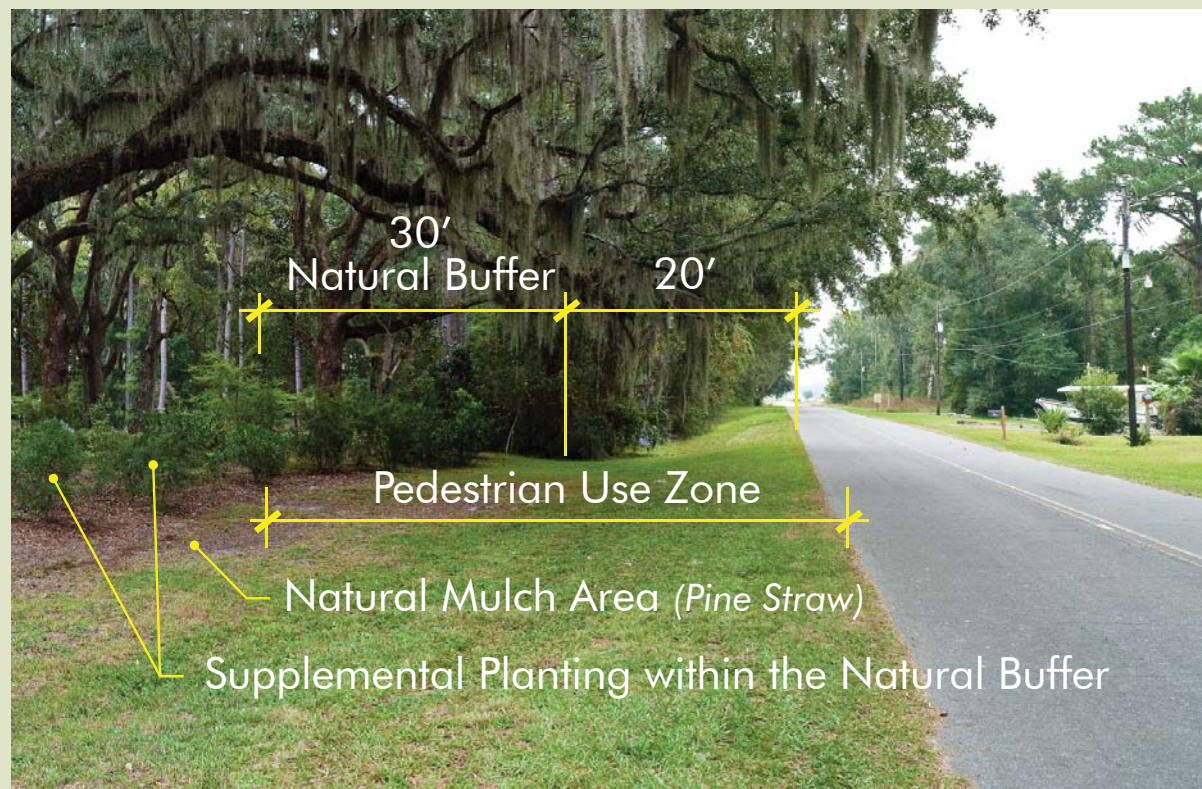
## PRESERVE AREAS



## Recommendations

- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to determine tree and vegetative cover, focus on preservation of vegetative masses.
- Preserve first - plant last, the proposed improvements should respond the existing, natural assets of the land. For instance, site plan improvements, grading, utilities should be located in response to the results found through Site Fingerprinting.
- Recommend a thirty (30) foot wide undisturbed contiguous natural buffer on all public frontages that abut public and private uses. Public uses may include: roadways, trails, bikeways, blueways and public parks.
- Undisturbed buffer recommendation applies to all types of development and land disturbance.
- Undisturbed buffer can be located on private land, public land or a combination of both.

## PLANTED AREAS



## Recommendations

- Planting should be limited in this character area due to the primary focus being preservation.
- Plantings should maintain natural character, reinforce safety and linkages, and promote passive uses.
- Plantings should be consistent with the definition of a **Regenerating Landscape**.
- Recommend a thirty (30) foot wide contiguous buffer be implemented on all public frontages that abut public and private uses. Public uses may include: roadways, trails, bikeways, blueways and public parks. Planting in this context is relevant only when preservation methods could not be achieved.
- Install native species only.
- Irrigation, mulching, soil amendments and fertilization should be used only during establishment period.
- Mulch with pine straw and pine bark only.



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## General Commentary

**Applicability:** Applies to improvements related to roadways, streets, corridors and major thoroughfares. The aim of this guideline is intended to provide pedestrian safety, enhanced micro-climactic effects, spatial definition, economic benefit and focal points/wayfinding in terms of key viewsheds. As defined in DCA's State Planning Recommendations: "Character Areas", the guidelines for this character area is focused on Regional Activity Centers, In-Town Corridors, Major Highway Corridors and Gateway Corridors.

**Goal for Preserving Vegetation: Define (see G<sup>3</sup>) and protect a natural buffer preservation zone along the corridor.** Preserve all natural areas including trees, understory vegetation and pioneering species. Removal of invasive species is acceptable.

**Goal for Planting Vegetation: Use plantings to supplement natural areas and to recreate buffer area that is lost due to disturbance.** The re-creation of natural vegetation in disturbed areas that are indigenous to the zone and area is the recommended approach. Plantings can be regenerating or managed landscapes based on location. **Regenerating landscapes** are recommended in all situations except where this character area interfaces urban, sub-urban and redevelopment situations. In those types of interfaces a managed landscape is suggested.

- **General Recommendation:** In terms of planting types it is suggested to use an approach similar to those used in developing **transects**. As the development pattern density increases use managed landscapes; as density decreases use regenerating landscapes or preservation.

## Sustainability

In the context of vehicular and pedestrian corridors the benefits of utilizing vegetation are considerable. Those benefits include reduction in heat island effects, reduction in energy consumption, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climactic benefits.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

- Environmental Lands & Trail
- Farmland and Rural
- Suburban Residential
- Traditional Neighborhoods

- Commercial
- Urban / Downtown

### Activity Areas

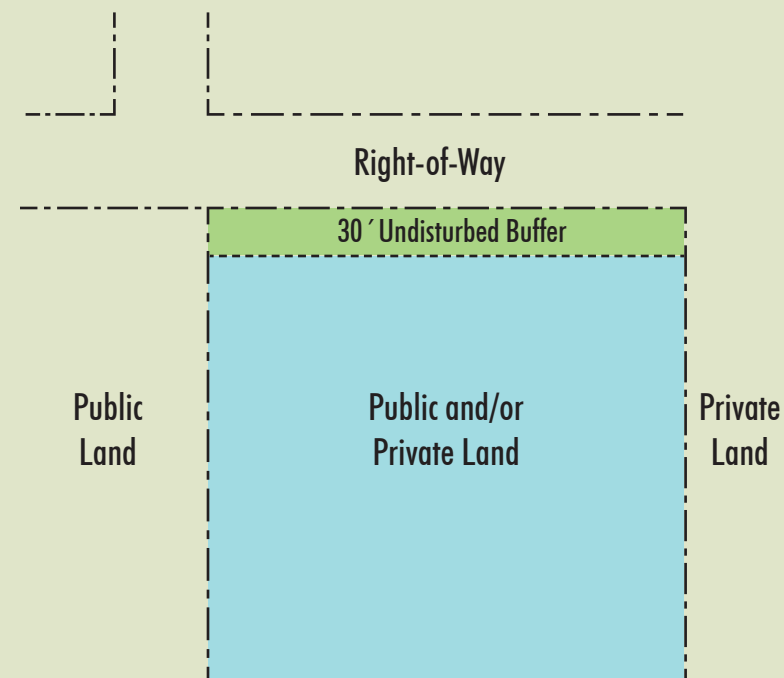
### Major Community Corridors

- Community Gateways
- Scenic Roads
- Industrial Areas
- Historic Sites & Districts

## ALL CHARACTER REGIONS



## PRESERVE AREAS



## Recommendations

- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to determine tree and vegetative cover, focus on preservation of vegetative masses in undeveloped areas as well as low to moderate adjacent densities.
- Preserve first - plant last, the proposed improvements should respond to the existing, natural assets of the land. For instance, site plan improvements, grading, utilities should be located in response to the results found through *Site Fingerprinting*.
- Recommend a thirty (30) foot wide undisturbed contiguous natural buffer on all frontages that abut the corridors.
- Undisturbed buffer recommendation applies to all types of development and land disturbance.
- Undisturbed buffer can be located on private land, public land or a combination of both.
- Provisions for supplementation of preservation areas with managed landscapes is encouraged along specialty corridors such as Gateway Corridors and corridors leading to town centers.

## PLANTED AREAS



## Recommendations

### Low to Moderate Densities

- Plantings should maintain natural character, reinforce safety and linkages, and promote passive uses.
- Plantings should be consistent with the definition of a **Regenerating Landscape**.
- Recommend a thirty (30) foot wide contiguous buffer be implemented on all corridor frontages.
- Install native species only.
- Irrigation, mulching, soil amendments and fertilization should be used only during establishment period.
- Mulch with pine straw and pine bark only.
- Provisions for supplementation of planted areas with managed landscapes is encouraged along specialty corridors such as Gateway Corridors and corridors leading to town centers.

### Moderate to High Densities

- Plantings should primarily be a **managed landscape**.
- The transition to a more formalized design scheme similar to the regimentation evident in boulevard plantings should be evident.
- Suggest plantings as a combination of trees and shrubs with trees dominating the viewshed. Trees should be placed sixty (60) feet on center or less. The designer is encouraged to use vehicular speeds along corridor as a gauge for spacing and placement.
- Recommend that planting is placed no further than twenty-five (25) feet from the edge of pavement or back of curb.
- Plantings may be native and/or naturalized.
- Utilization of irrigation, fertilization and typical maintenance methods are recommended.
- Recommended mulch is pine bark or pine straw.
- In corridor areas where elements such as gateways, their approaches or transitions to specialty areas, unique landscape treatments are encouraged.



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## General Commentary

**Applicability:** Applies to improvements related to roadways, streets, lanes, alleys, infrastructure, focal points, parking areas, public space, thoroughfare adjacencies & pedestrian networks in commercial, mixed-use and downtown settings. For these character areas this guideline will apply primarily to managed landscapes (new planting). The aim of this guideline is intended to provide pedestrian safety, enhanced micro-climatic effects, spatial definition, economic benefit and focal points\wayfinding in terms of key viewsheds. As defined in DCA's State Planning Recommendations: "Character Areas", the guidelines for this character area is focused on neighborhood centers with Mixed\Multi-Use Development, Town Centers, Commercial Redevelopment and Downtowns.

**Goal for Preserving Vegetation:** To preserve existing vegetation in existing parks, plazas and open space. Particular emphasis on preserving specimen or "designated" champion trees. Preservation of vegetation may occur in this character area but is usually a secondary methodology for utilizing vegetation and landscape material. Parks, urban plazas, squares, specimen trees and similar existing vegetation are typical examples of conditions where vegetation is preserved. This methodology is particularly relevant for utilizing vegetation and landscape material associated with redevelopment and infill.

**Goal for Planting Vegetation:** Use planting to mitigate the effects of dense development or urban environments. As a managed landscape, the location specification and massing of plantings is the general framework that defines this guideline. More importantly, the primary function of the landscape in this character area is to provide the appropriate human interface in terms of comfort, aesthetics, economics and social benefits. Regenerating landscapes are rare in this character area and are isolated to some park areas and in very limited cases, buffers.












## Sustainability

In urban, conventional suburban, and mixed use suburban areas the benefits of managed landscapes and urban forests are appreciable. Those benefits include reduction in heat island effects, reduction in energy consumption, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climatic benefits.

## Regional Plan Objectives

- Preservation of and restoration of natural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives; Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

 Environmental Lands & Trail	 Commercial	 Community Gateways
 Farmland and Rural	 Urban / Downtown	 Scenic Roads
 Suburban Residential	 Activity Areas	 Industrial Areas
 Traditional Neighborhoods	 Major Community Corridors	 Historic Sites & Districts

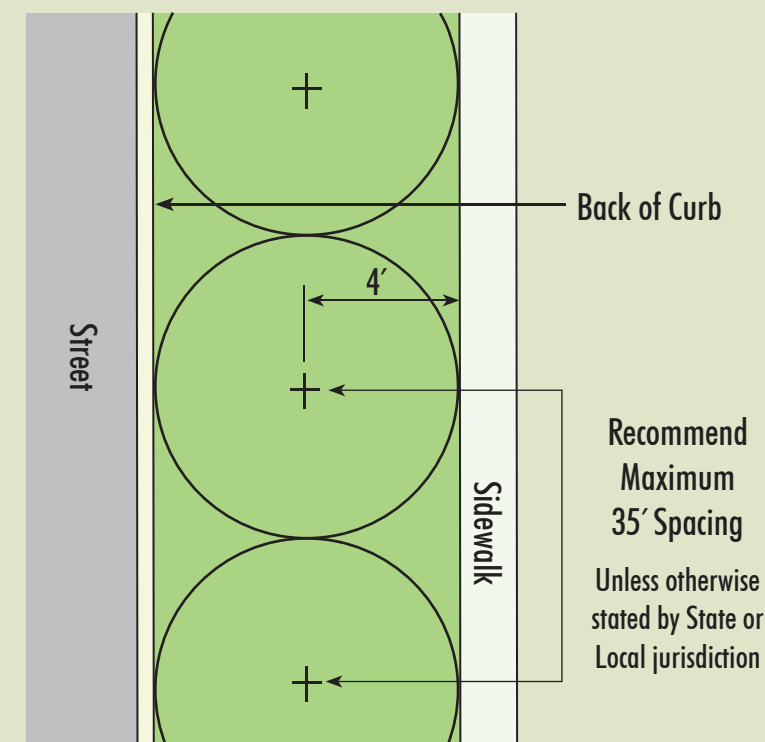
## PRESERVE AREAS



## Recommendations

- Preservation of all existing vegetation in existing parks, plazas and public open space is recommended.
- Any tree greater than twenty-four (24) caliper inches located in a redevelopment area that is not considered a nuisance, invasive or detrimental to the public's health safety and welfare is recommended to be preserved.
- Recommend no encroachment into the Critical Root Zone (CRZ), unless existing conditions prove otherwise.

## PLANTED AREAS



## Recommendations

- On all street frontages associated with commercial, town centers, urban\downtowns and similar conditions consider implementing a streetscape master plan to include a managed landscape that is comprised of street trees (at a minimum) spaced no greater than thirty-five (35) feet on center for trees other than palms. Palms recommended placement are no greater than twenty (20) feet on center.
- Recommend placing street trees four (4) feet from the back of curb minimum.
- Plantings may be native and\or naturalized.
- Utilization of irrigation, fertilization and typical maintenance methods are recommended.
- Recommended mulch is pine bark.
- If needed tree grates are recommended. Consider using powder coated or other non-rusting materials and barrier free configurations for tree grates.



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## General Commentary

**Applicability:** Applies to improvements related to Industrial Areas in the public viewshed. The method for implementing this section is to utilize the preservation area guideline first. The planted area guideline is a secondary method to be used only in cases where construction disturbance cannot be avoided. As defined in DCA's State Planning Recommendations: "Character Areas", the planted area guidelines should only be used in the Light Industrial and Industrial character areas.

This guideline applies to the public viewshed to the industrial improvement. This is primarily pertains to views from corridors, roadways, parks, waterways\blueways and trails.

**Goal for Preserving Vegetation: Define (see G<sup>3</sup>) and protect a natural buffer preservation zone adjacent to all public viewsheds.** Preserve all natural areas including trees, understory vegetation and pioneering species. Selective clearing of invasive species is acceptable.

**Goal for Planting Vegetation: Use plantings to supplement natural areas and to recreate buffer area that is lost due to disturbance.** The re-creation of natural vegetation in disturbed areas that are indigenous to the zone and area is the recommended approach.

- Clear and disturb only the minimum vegetation necessary - design the improvements to minimize clearing

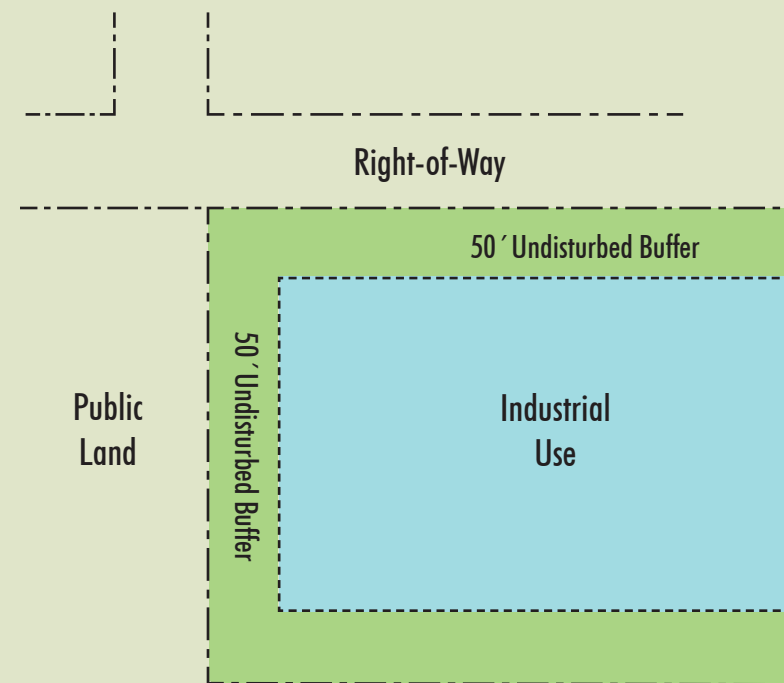
## CHARACTER AREAS KEY

- |   |   |  |
|---|---|--|
|  Environmental Lands & Trail |  Commercial                |  Community Gateways         |
|  Farmland and Rural          |  Urban / Downtown          |  Scenic Roads               |
|  Suburban Residential        |  Activity Areas            |  <b>Industrial Areas</b>    |
|  Traditional Neighborhoods   |  Major Community Corridors |  Historic Sites & Districts |

## ALL CHARACTER REGIONS



## PRESERVE AREAS



### Recommendations

- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to determine tree and vegetative cover, focus on preservation of vegetative masses.
- Preserve first - plant last, the proposed improvements should respond to the existing, natural assets of the land. For instance, site plan improvements, grading, utilities should be located in response to the results found through *Site Fingerprinting*.
- Recommend a fifty (50) foot wide undisturbed contiguous natural buffer on all industrial frontages that abut public uses. Public uses may include: roadways, trails, bikeways, blueways and public parks.
- Undisturbed buffer recommendation applies to all types of development and land disturbance.
- Undisturbed buffer can be located on private land, public land or a combination of both, but must be intact in perpetuity.

## Sustainability

The sustainable benefits of preserving natural vegetation as well as replanting native vegetation are appreciable and well documented. Those benefits include reduction in heat island effects, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climatic benefits.

## Supported Vision Objectives

- Preservation of and restoration of natural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## PLANTED AREAS



### Recommendations

- Planting should be limited in this character area due to the primary focus being preservation.
- Plantings should maintain natural character, reinforce safety and linkages, and promote passive uses.
- Plantings should be consistent with the definition of a **Regenerating Landscape**.
- Recommend a fifty (50) foot wide contiguous buffer be implemented on all industrial frontages that abut public uses. Public uses may include: roadways, trails, bikeways, blueways and public parks. Planting in this context is relevant only when preservation methods could not be achieved.
- Install native species only.
- Irrigation, mulching, soil amendments and fertilization should be used only during establishment period.
- Mulch with pine straw and pine bark only.



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## General Commentary

**Applicability:** Applies to improvements along scenic corridors. The aim of this guideline is to provide pedestrian safety and enhanced pedestrian linkages with a primary focus on preserving the aesthetic of scenic corridors. As defined in DCA's State Planning Recommendations: "Character Areas", the guidelines for this character area is focused on Rural Scenic Corridors and Rural Highway Corridors.

**Goal for Preserving Vegetation:** Define (see G<sup>3</sup>) and protect a significant natural buffer preservation zone along the corridor. Preserve all natural areas including trees, understory vegetation and pioneering species. Selective clearing of invasive species is acceptable.

**Goal for Planting Vegetation:** Use plantings to supplement natural areas and to re-create buffer area that is lost due to disturbance. The re-creation of natural vegetation in disturbed areas that are indigenous to the zone and area is the recommended approach.

- Clear and disturb only the minimum vegetation necessary - design the improvements to minimize clearing

## Sustainability

In the context of vehicular and pedestrian corridors the benefits of utilizing vegetation are considerable. Those benefits include reduction in heat island effects, reduction in energy consumption, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climactic benefits.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Environmental Lands & Trail | <input type="checkbox"/> Commercial                | <input type="checkbox"/> Community Gateways         |
| <input type="checkbox"/> Farmland and Rural          | <input type="checkbox"/> Urban / Downtown          | <input checked="" type="checkbox"/> Scenic Roads    |
| <input type="checkbox"/> Suburban Residential        | <input type="checkbox"/> Activity Areas            | <input type="checkbox"/> Industrial Areas           |
| <input type="checkbox"/> Traditional Neighborhoods   | <input type="checkbox"/> Major Community Corridors | <input type="checkbox"/> Historic Sites & Districts |

## PRESERVE AREAS



## ALL CHARACTER REGIONS



## Recommendations

- Use *Site Fingerprinting and Designing* with the Landform methods as described in G<sup>3</sup> to determine tree and vegetative cover, focus on preservation of vegetative masses.
- Preserve first - plant last, the proposed improvements should respond the existing, natural assets of the land. For instance, site plan improvements, grading, utilities should be located in response to the results found through *Site Fingerprinting*.
- Recommend a fifty (50) foot wide undisturbed contiguous natural buffer on all highway frontages.
- Buffer can be located on private land, public land or a combination of both.

## PLANTED AREAS



## Recommendations

- Planting should be limited in this character area due to the primary focus being preservation.
- Plantings should maintain natural character, reinforce safety and linkages, and promote passive uses.
- Plantings should be consistent with the definition of a **Regenerating Landscape**.
- Install native species only.
- Irrigation, mulching, soil amendments and fertilization should be used only during establishment period.
- Mulch with pine straw and pine bark only.



# UTILIZING VEGETATION and LANDSCAPE MATERIAL

## CHARACTER AREAS KEY

- |                             |                           |                            |
|-----------------------------|---------------------------|----------------------------|
| Environmental Lands & Trail | Commercial                | Community Gateways         |
| Farmland and Rural          | Urban / Downtown          | Scenic Roads               |
| Suburban Residential        | Activity Areas            | Industrial Areas           |
| Traditional Neighborhoods   | Major Community Corridors | Historic Sites & Districts |

## ALL CHARACTER REGIONS



### General Commentary

**Applicability:** Applies to improvements related to roadways, streets, lanes, alleys, infrastructure, focal points, thoroughfare adjacencies & pedestrian networks. Planted and preserve areas are intended to provide pedestrian safety, enhanced micro-climatic effects spatial definition and focal points in terms of key viewsheds. As defined in DCA's State Planning Recommendations: "Character Areas", the guidelines for this character area is focused on promoting traditional neighborhood development patterns, pedestrian connectivity, strong neighborhood identity and articulation.

**Goal for Preserving Vegetation: Define (see G<sup>3</sup>) and preserve natural vegetation in areas coinciding with streets and infrastructure, as well as promote preservation on development parcels.** The preservation of all natural areas including understory vegetation and pioneering species. Selective clearing of invasive species is acceptable. Preservation shall be the primary method for utilizing vegetation for the character area. **An analysis should be performed prior to commencing design using the Site Fingerprinting and Designing with the Landform (see G<sup>3</sup>) initiative to fully maximize the use of existing vegetation.** Once preservation has been formally vetted and deemed inappropriate utilization of the planting guideline is acceptable. For this character area preservation applies to a distinct set of design elements. Those elements are typically associated with common areas and infrastructure. The suggested areas are:

- Utilities, Ponds and Stormwater Facilities
- Collector and Arterial Streets typically Collector Streets are the street type appropriate for this character area guideline.
- Lanes and Local Streets - generally only portions of Lanes and Local Streets may be subject to this guideline. Typically, preservation areas along these roads could be achieved where multiple driveways do not occur. This is particularly relevant on long approaches to neighborhood parcels, wetland crossings and conditions adjacent to recreational areas.
- Development parcels and individual lots.

**Goal for Planting Vegetation: Use plantings to supplement natural areas lost due to disturbance, as well as create the appropriate road, walkway and lot interface consistent with responsible development practice.** Planted areas for the purpose of this character area are primarily characterized by two types, **Regenerating and Managed Landscapes**. Planting is a secondary method to be used only when preservation of vegetation can not be fully achieved. Generally, the utilization of vegetation for this character area by means of planting applies to:

- Ponds and Stormwater Facilities confirmed that existing vegetation could not be preserved during site fingerprinting analysis.
- Collector and Arterial Streets - confirmed that existing vegetation could not be preserved during site fingerprinting analysis.
- Lanes and Local Streets - typically appropriate to recommend planting on these street types without performing site fingerprinting analysis. Recommend performing a site fingerprinting analysis on portions or conditions related to this street type that do not have multiple driveway connections.
- Development Parcels and Individual Lots.

### Sustainability

The sustainable benefits of preserving natural vegetation as well as replanting native vegetation are vast and well documented. Those benefits include reduction in heat island effects, soil moisture retention, preservation and enhancement of soil ecosystems, stormwater quality and quantity control, habitat preservation and micro-climatic benefits.

### Supported Vision Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

### PRESERVE AREAS



#### Recommendations

- **Collector and Arterial Streets** - Recommend eighty percent (80 %) of the public viewshed adjacent to collector and arterial streets contain preserved vegetation. Consider preserving a minimum of fifteen (15) feet in depth measured twenty (20) feet from the edge of pavement.
- **Lanes and Locals Streets** - Recommend one-hundred percent (100%) of the public viewshed adjacent to lanes and local streets contain preserved vegetation. Consider preserving a minimum of fifteen (15) feet in depth measured fifteen (15) feet from the edge of pavement.
- **Utilities, Ponds and Stormwater Pond Facilities** - Recommend preserving all of the vegetation adjacent to preservation lands, wetlands and undeveloped parcels.
- **Development Parcels and Individual Lots** - Recommend maximizing preservation areas in the front yards of individual lots by creative site planning, incorporating off-grade housing product (to minimize cut\fill) bundling of utility runs near driveways and promote alleys\rear loaded housing product.

### PLANTED AREAS



#### Recommendations

**Regenerating Landscapes** - The installation of Regenerating Landscapes shall be associated with new plantings along collector roads, ponds, trails and greenways and the edges of existing forested areas. This type of landscape should be used primarily to achieve the recommendations related to preserving vegetation where clearing could not be avoided.

- Recommend the use native species only
- Irrigation, mulching, soil amendments, fertilization should be used only during the establishment of the planting. Suggested mulch includes pine straw and pine bark only.
- Landscape design for regenerating landscapes should mimic the techniques and goals associated with the preservation methods of utilizing landscape. Limit the variety of species to the diversity indicative of the area. Furthermore, the landscape should include the full matrix of material types: Trees, understory, shrubs and groundcover. For instance: typical material acceptable in a pine flatwoods regenerating landscape would be Slash Pine(Pinus elliotii), Gallberry (Ilex glabra), Saw Palmetto (Serenoa repens) and Muhly grass (Muhlenbergia capillaris).

**Managed Landscapes** - For this character area managed landscapes are recommended to supplement the preserved vegetative areas, suburban streetscapes, re-vegetating disturbed areas, park improvements, stormwater treatment facilities, buffers or building adjacencies.

- Native and naturalized species are acceptable.
- The use of mulch, irrigation, soil amendments, fertilization and typical operations associated with maintaining plant material is appropriate.
- The use of rubberized mulch is discouraged while pine straw and bark is preferred.
- Suggest a continuous streetscape planting adjacent to all streets behind the back of curb (b.o.c.) or edge of pavement (e.o.p.). Recommend offsetting planting form b.o.c. or e.o.p. in a zone between five (5) feet to fifteen (15) feet. Planting could be massed or a typical street tree planting (repeated "on center" interval).





# SIGNAGE

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# SIGNAGE

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## BARRIER ISLAND and MARSHLAND FRINGE



**Applicability:** Applies primarily to identification elements associated with private developments, office and business parks, public and institutional uses and important public thresholds. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, gateway elements and icons. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\Office Parks, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Signage Implementation: To create a consistent signage and identification system that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with coastal themes
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

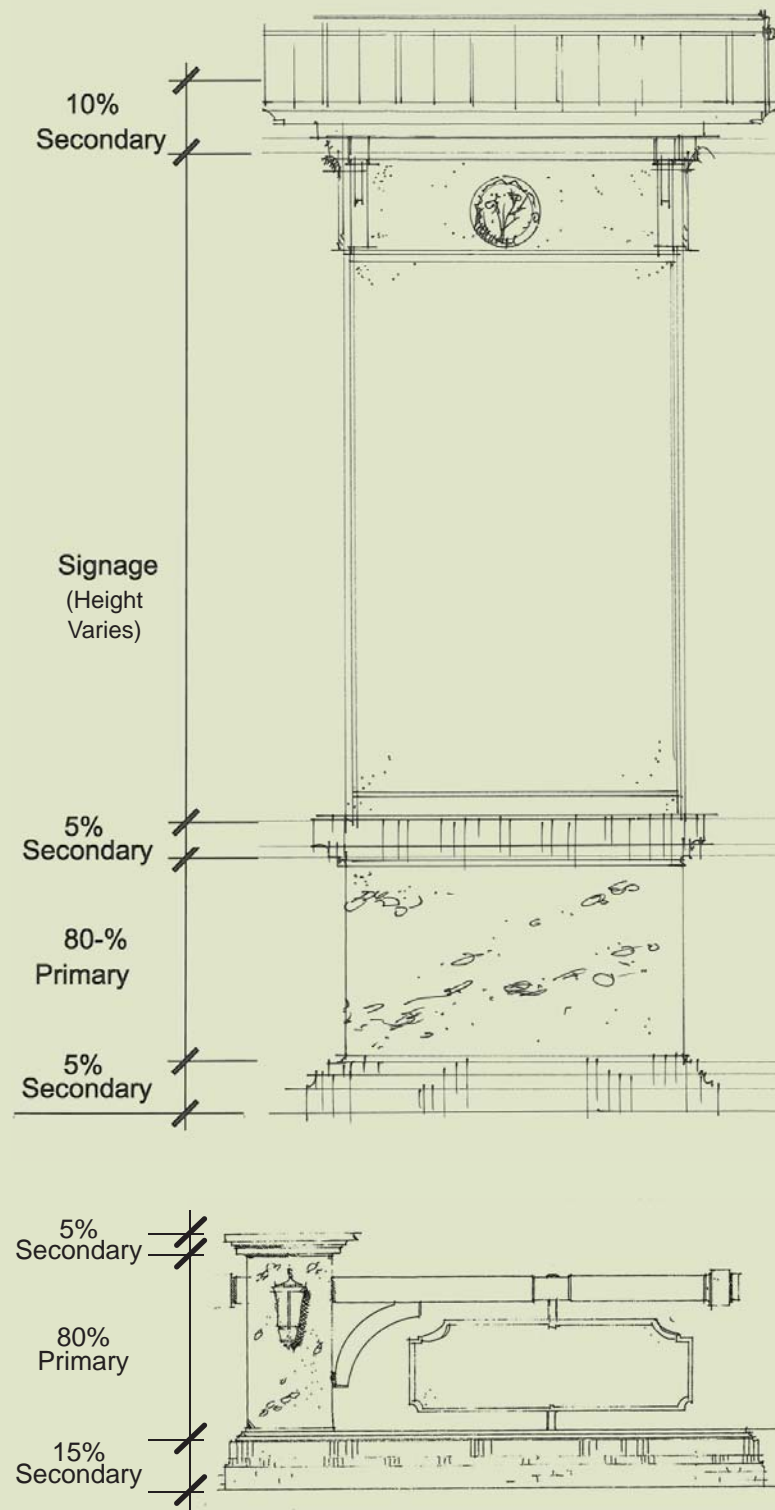
The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the sign and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline by promoting an efficient and contextual signage and community iconographic system has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. There is a potential efficiency in reducing congestion and increased travel times due to implementing a sensible community wayfinding system.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



Note: Sketches and photographs depict material mixes only. Not design.

## Recommendations

### Configuration:

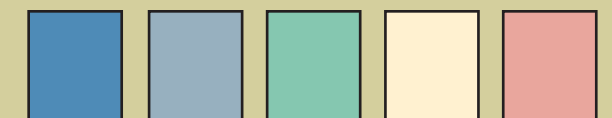
- Signage intended to identify entries to developments, business parks, institutional uses or other similar types of applications should be generally understated and unobtrusive.
- Massing and proportion should be more of a horizontal disposition, especially when placed where the existence of existing trees and understory is absent in the immediate vicinity of the signage improvements.
- Vertically oriented improvements, such as towers and monumental signage should be limited and are suggested as primarily applicable only in areas identified specifically as gateways, primary project entry areas where large masses of existing vegetation (both trees and understory) are directly adjacent to the improvement.

### Materials:

- Recommend that primary materials comprise 40% of each face, not including advertisement area.
- Recommend that secondary materials comprise 15% of each face not including advertisement area.
- Primary materials include: Tabby, stucco, wood\ composite shake or lap siding, wood timber.
- Secondary materials include: Brick, precast concrete or metal
- Community gateway icons are suggested to contain the allocations and categorizations of materials. These elements should be recognizable civic elements either through size and contrast with the surrounding context. The primary goal is that the elements appear as a significant community threshold.

### Color:

- Color palette for painted materials should be in the lighter ranges in terms of intensity and cooler in terms of color temperature. For instance (blues, grays, white, blue-greens and\or pastels hues).





# SIGNAGE

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## RURAL RIDGE



**Applicability:** Applies primarily to identification elements associated with private developments, office and business parks, public and institutional uses and important public thresholds. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, gateway elements and icons. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\Office Parks, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Signage Implementation: To create a consistent signage and identification system that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with rural themes
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

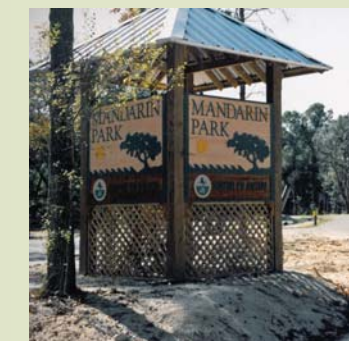
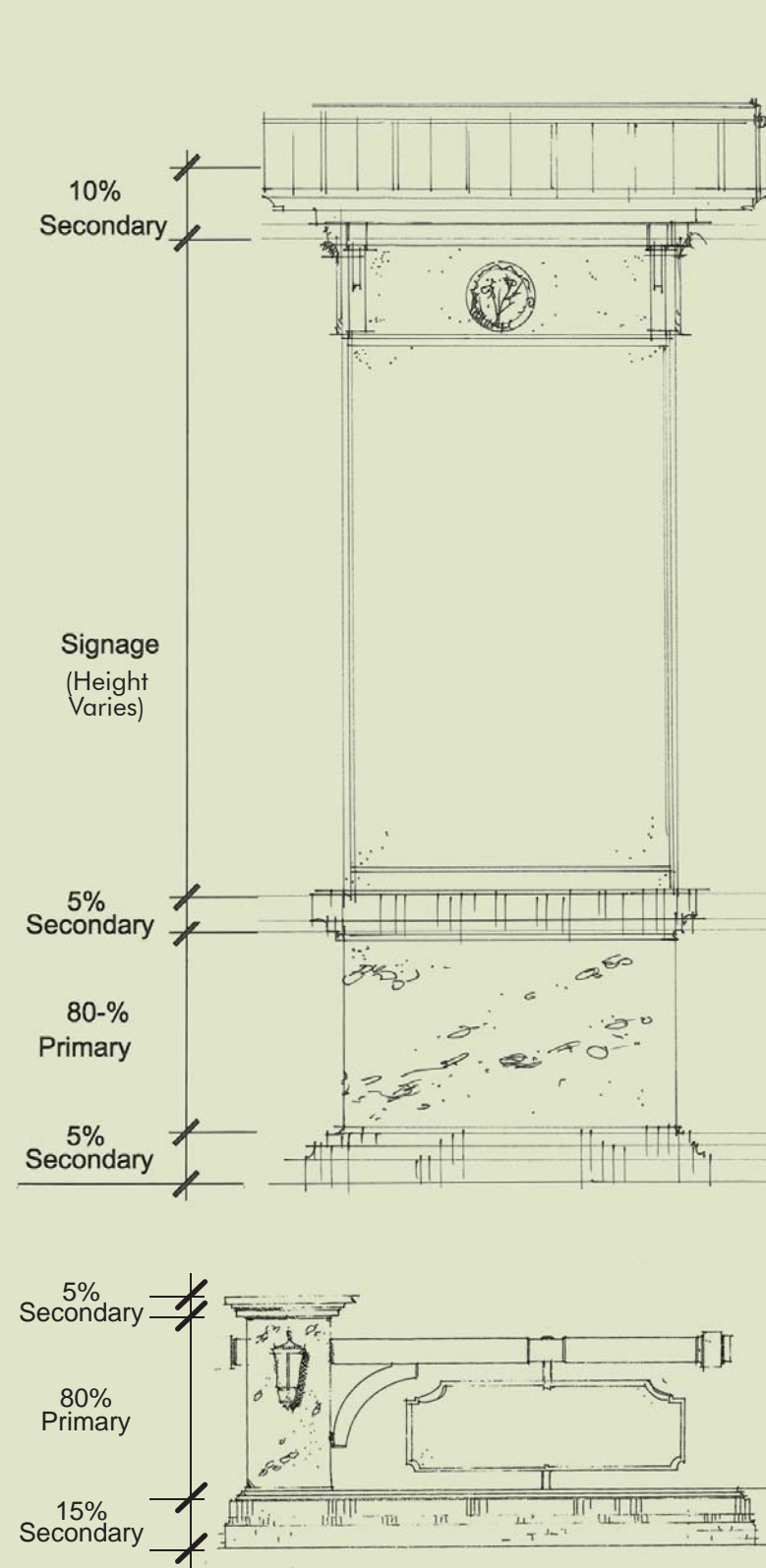
The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the sign and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline by promoting an efficient and contextual signage and community iconographic system has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. There is a potential efficiency in reducing congestion and increased travel times due to implementing a sensible community wayfinding system.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



Note: Sketches and photographs depict material mixes only. Not design.

## Recommendations

### Configuration:

- Signage intended to identify entries to developments, business parks, institutional uses or other similar types of applications should be generally understated and unobtrusive.
- Massing and proportion should be more of a horizontal disposition, especially when placed where the existence of existing trees and understory is absent in the immediate vicinity of the signage improvements.
- Vertically oriented improvements, such as towers and monumental signage should be limited and are suggested as primarily applicable only in areas identified specifically as gateways, primary project entry areas where large masses of existing vegetation (both trees and understory) are directly adjacent to the improvement.

### Materials:

- Recommend that primary materials comprise 40% of each face, not including advertisement area.
- Recommend that secondary materials comprise 20% of each face not including advertisement area.
- Primary materials include: Brick, wood/composite shake or lap siding.
- Secondary materials include: Precast concrete or metal.
- Secondary materials may match the primary choice provided it is used as an architectural detail.
- Community gateway icons are suggested to contain the allocations and categorizations of materials. These elements should be recognizable civic elements either through size and contrast with the surrounding context. The primary goal is that the elements appear as a significant community threshold.
- Color palette for materials should be earth toned hues and cooler in terms of temperature.

### Color:

- Color palette for painted materials should be in the darker ranges in terms of intensity, warmer in terms of color temperature and be consistent with earth tones. For instance (browns, reds, grays and darker greens).
- Light tones. For instance (browns, reds, grays and darker greens with contrasting elements consisting primarily of white or very light colors).





# SIGNAGE

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## SOUTHERN COASTAL PLAIN



**Applicability:** Applies primarily to identification elements associated with private developments, office and business parks, public and institutional uses and important public thresholds. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, gateway elements and icons. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\Office Parks, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Signage Implementation: To create a consistent signage and identification system that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with southern rural-coastal themes
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

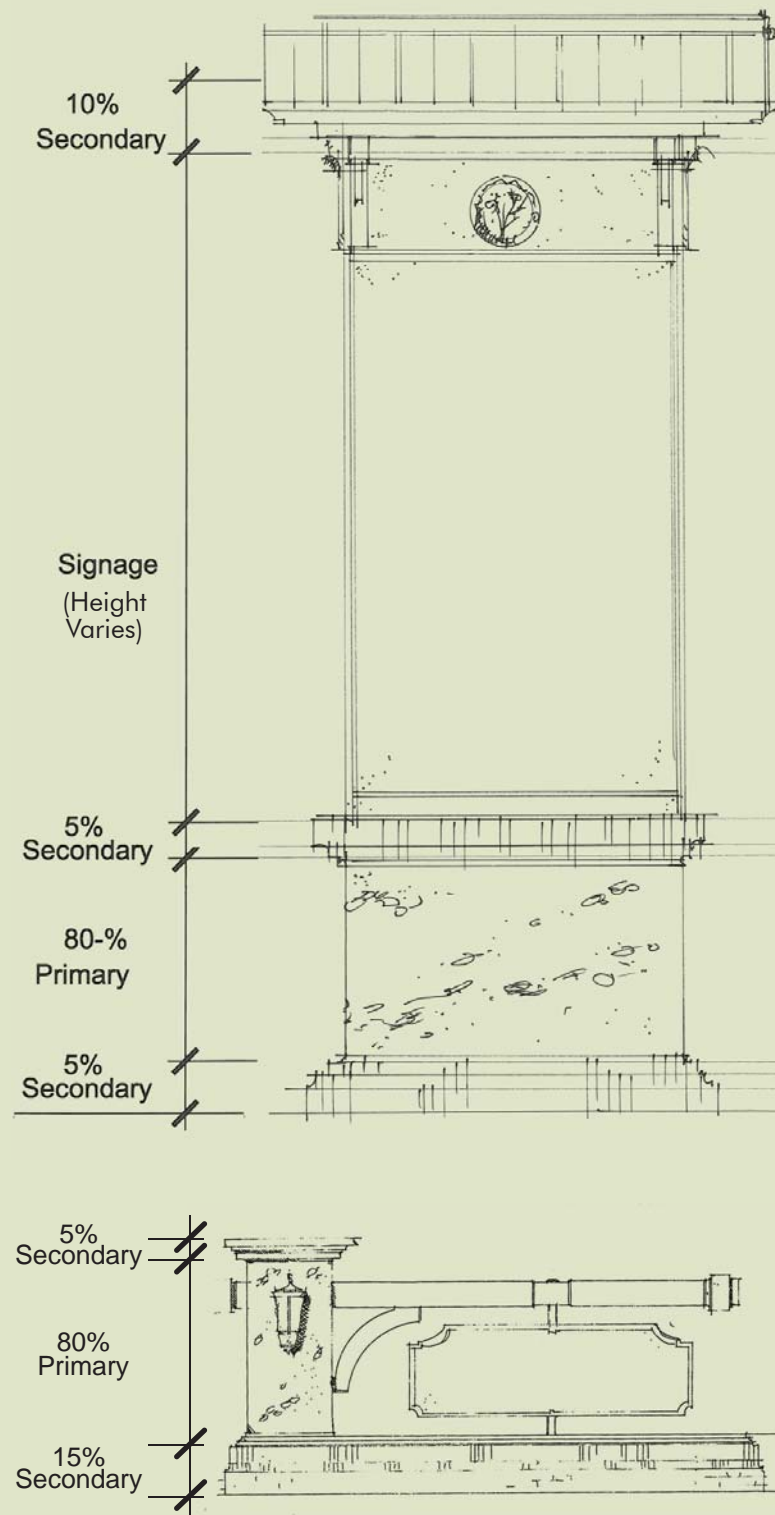
The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the sign and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline by promoting an efficient and contextual signage and community iconographic system has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. There is a potential efficiency in reducing congestion and increased travel times due to implementing a sensible community wayfinding system.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



Note: Sketches and photographs depict material mixes only. Not design.

## Recommendations

### Configuration:

- Signage intended to identify entries to developments, business parks, institutional uses or other similar types of applications should be generally understated and unobtrusive.
- Massing and proportion should be more of a horizontal disposition, especially when placed where the existence of existing trees and understory is absent in the immediate vicinity of the signage improvements.
- Vertically oriented improvements, such as towers and monumental signage should be limited and are suggested as primarily applicable only in areas identified specifically as gateways, primary project entry areas where large masses of existing vegetation (both trees and understory) are directly adjacent to the improvement.

### Materials:

- Recommend that primary materials comprise 40% of each face, not including advertisement area.
- Recommend that secondary materials comprise 20% of each face not including advertisement area.
- Primary materials include: Brick, stucco, wood\ composite shake or lap siding, wood timber.
- Secondary materials include: Brick, precast concrete, metal or wood.
- Community gateway icons are suggested to contain the allocations and categorizations of materials. These elements should be recognizable civic elements either through size and contrast with the surrounding context. The primary goal is that the elements appear as a significant community threshold.

### Color:

- Color palette for painted materials should be in the medium to darker ranges in terms of intensity. A balanced mixture of cool and warm values in terms of color temperature with an emphasis on earth tones contrasted with light tones. For instance (browns, reds, grays and darker greens with contrasting elements consisting primarily of white or very light colors).





# SIGNAGE

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## TIDEWATER HEARTH



**Applicability:** Applies primarily to identification elements associated with private developments, office and business parks, public and institutional uses and important public thresholds. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, gateway elements and icons. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\Office Parks, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Signage Implementation: To create a consistent signage and identification system that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with low country/colonial themes
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

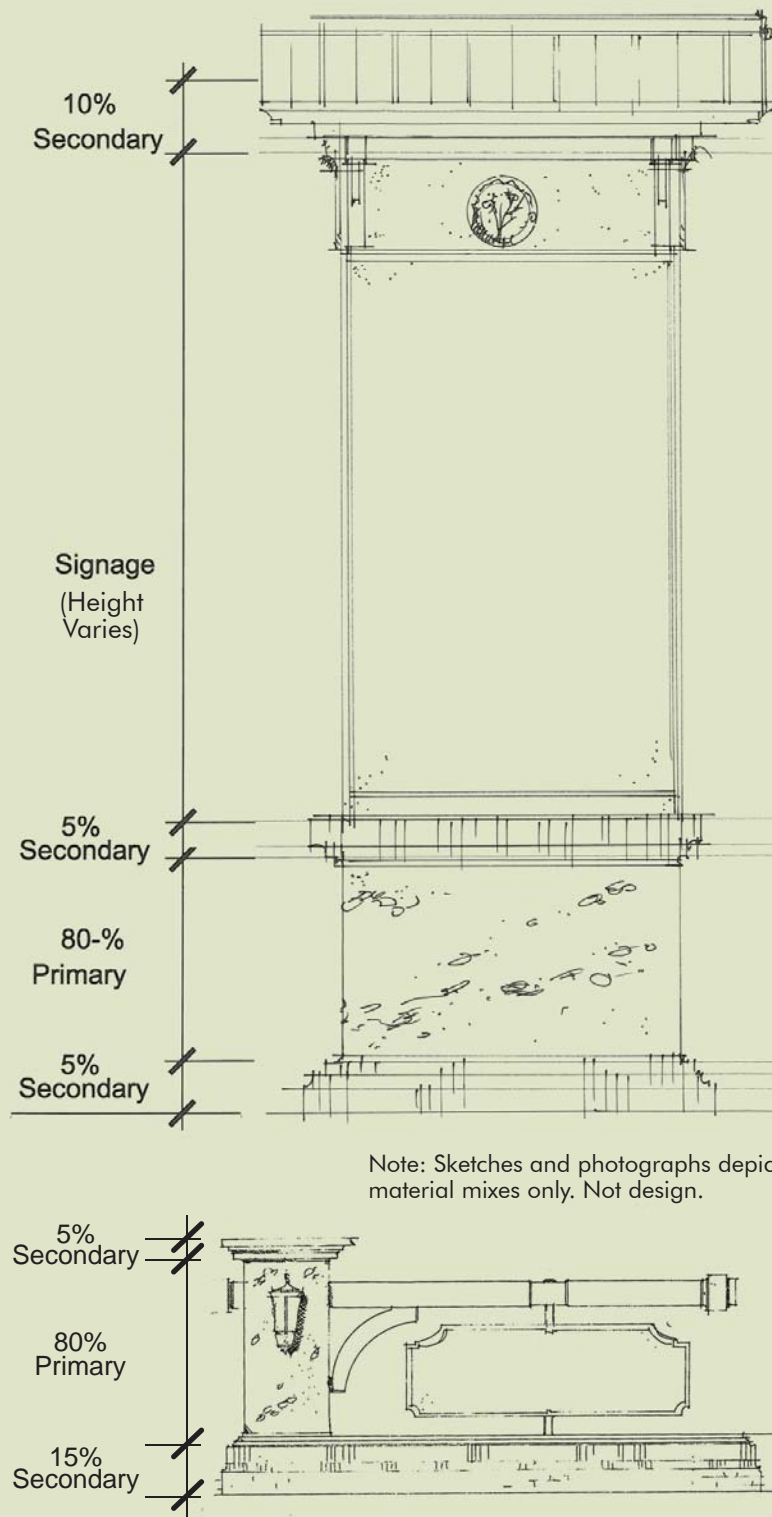
The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the sign and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline by promoting an efficient and contextual signage and community iconographic system has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. There is a potential efficiency in reducing congestion and increased travel times due to implementing a sensible community wayfinding system.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



## Recommendations

### Configuration:

- Signage intended to identify entries to developments, business parks, institutional uses or other similar types of applications should be generally understated and unobtrusive.
- Massing and proportion should be more of a horizontal disposition, especially when placed where the existence of existing trees and understory is absent in the immediate vicinity of the signage improvements.
- Vertically oriented improvements, such as towers and monumental signage should be limited and are suggested as primarily applicable only in areas identified specifically as gateways, primary project entry areas where large masses of existing vegetation (both trees and understory) are directly adjacent to the improvement.

### Materials:

- Recommend that primary materials comprise 40% of each face, not including advertisement area.
- Recommend that secondary materials comprise 20% of each face not including advertisement area.
- Primary materials include: Brick, precast or cut stone and stucco.
- Secondary materials include: Metal, brick or cast stone.
- Secondary materials may match the primary choice provided it is used as an architectural detail.
- Community gateway icons are suggested to contain the allocations and categorizations of materials. These elements should be recognizable civic elements either through size and contrast with the surrounding context. The primary goal is that the elements appear as a significant community threshold.

### Color:

- Color palette for materials should be in the mid-range in terms of intensity and warmer in terms of color temperature. For instance (red, brown and yellow-green hues).





# PEDESTRIAN AND VEHICULAR NETWORKS

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Due to the potential for varying densities, patterns and development intensities for this character area this guideline is recommended to pertain to two primary application types: Urban/Semi-Urban and Suburban Corridors and Gateways.

### Urban/Semi-Urban Corridors and Gateways

Applies primarily to pedestrian networks with limited reference to vehicular and bicycle networks (assumes that due to urban/sub-urban patterns that bicycle traffic will coincide with the street). This guideline focuses primarily on surface materials and configuration of pedestrian networks (walkways) and intersection treatments at vehicular interfaces.

### Suburban Corridors and Gateways

Due to the potential for less constrained rights-of-way and the potential lack of bike lanes this guideline addresses configurations where bike routes are "off-line" with respect to the roadway. Primarily improvements related to walkway/bikeway surface materials, preferred width, configuration and these networks interface with vehicular modes of circulation (crossings). This guideline addresses networks between roadway shoulders and the right-of-way line.

This guideline does not address bicycle facilities co-located with roadways.

As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Employment Centers/Office Parks, In-Town and Major Highway Corridors and Gateway Corridors.

**Goal for Implementing Networks:** To create a consistent network of pedestrian routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian system with materials that are:

- Consistent with coastal themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian/bike network
- Embrace the surrounding ecology, precedents and environment
- In the Gateway Corridor character areas use networks to reinforce sense of place, entry and the regions character.

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the networks (walkways, sidewalks, etc.) as a simplistic unifying element and utilize the intersections to clearly articulate theme and character.

## Sustainability

Implementing this guideline by promoting pedestrian circulation has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

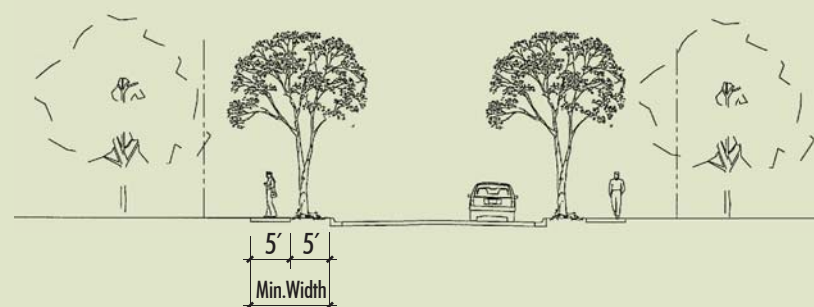
## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

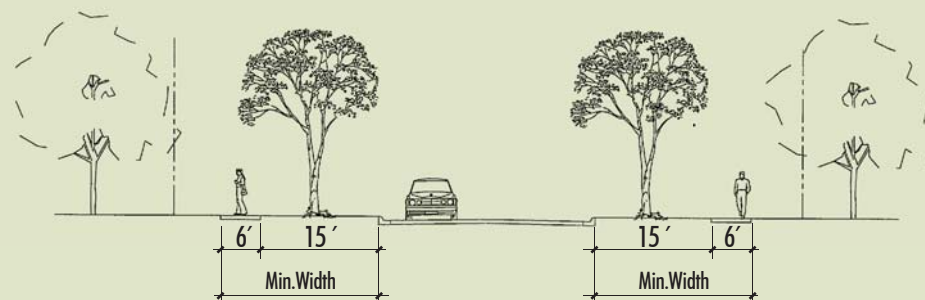
## CHARACTER AREAS KEY

- |                             |                           |                            |
|-----------------------------|---------------------------|----------------------------|
| Environmental Lands & Trail | Commercial                | Community Gateways         |
| Farmland and Rural          | Urban / Downtown          | Scenic Roads               |
| Suburban Residential        | Activity Areas            | Industrial Areas           |
| Traditional Neighborhoods   | Major Community Corridors | Historic Sites & Districts |

## BARRIER ISLAND and MARSHLAND FRINGE



Typical Urban / Semi-Urban Corridor



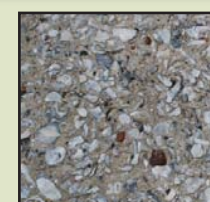
Typical Suburban Corridor



Asphalt



Broom Finish Concrete



Tabby Aggregate



Brick Pavers

## Recommendations

### General Recommendation

- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to locate improvements.
- Locate paths, trails or walkways to minimize clearing and earthwork.

### Urban and Semi-Urban Applications

#### Configuration:

- Networks dedicated to the pedestrian use zone (bicycle lane is provided on adjacent roadway), suggest a minimum walking surface width of five (5) feet with additional area for trees/vegetation five (5) feet minimum.

#### Materials:

- Recommend broom finish concrete as the primary material for the walkways.
- Secondary materials for walkways may include rock salt finish concrete, colored concrete, sandblasted concrete, exposed shell/tabby aggregate, or brick/concrete pavers.
- Suggest that walkways at intersection be completely comprised of a secondary material and that innovative design configurations be implemented in terms of the pavement configuration (bulb-outs, plazas, etc.).
- At all vehicular intersection (excluding driveways), suggest that crosswalks incorporate secondary materials. At primary intersections and roundabouts consider incorporating secondary materials.
- Color palette for materials should be in the lighter ranges in terms of intensity and cooler in terms of color temperature. For instance (blues, grays, blue-greens and/or pastels hues).

### Suburban Applications

#### Configuration:

- Suggest a minimum separation between pedestrian/bike network of fifteen (15) feet from the edge of pavement.
- Networks dedicated to pedestrian use only (bicycle lane is provided on adjacent roadway), suggest a minimum width of six (6) feet.
- Utilize the Model Development Standards - Article VI for additional criteria for Bikeways and Bike Paths.

#### Materials:

- Recommend asphalt as the primary material.
- Broom Finish Concrete, mulch (pine straw or recycled: non-rubberized) or compactible aggregate/stone or similar materials are appropriate alternative materials.
- Road crossing could consist of striping, exposed shell/tabby aggregate concrete or brick pavers with a concrete header/ribbon curb.

#### Color:

- Color palette for materials should be in the lighter ranges in terms of intensity and cooler in terms of color temperature. For instance (blues, grays, blue-greens and/or pastels hues).





# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Applies primarily to pedestrian networks with limited reference to vehicular and bicycle networks (assumes that due to urban\sub-urban patterns that bicycle traffic will coincide with the street. This guideline focuses primarily on surface materials and configuration of pedestrian networks (walkways) and intersection treatments at vehicular interfaces. As defined in DCA's State Planning Recommendations: "Typical Character Areas", this guideline applies specifically to Suburban Areas (Developing and Built-out), Traditional Neighborhoods (Stable, Declining and Redevelopment Areas), Neighborhood Centers, Town Centers, Commercial Redevelopment Areas and Downtowns.

This guideline does not address bicycle facilities co-located with roadways.

**Goal for Implementing Networks:** To create a consistent network of pedestrian routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian system with materials that are:

- Consistent with coastal themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian\bike network
- Embrace the surrounding ecology, precedents and environment

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the networks (walkways, sidewalks, etc.) as a simplistic unifying element and utilize the intersections to clearly articulate theme and character.

## Sustainability

Implementing this guideline by promoting pedestrian circulation has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

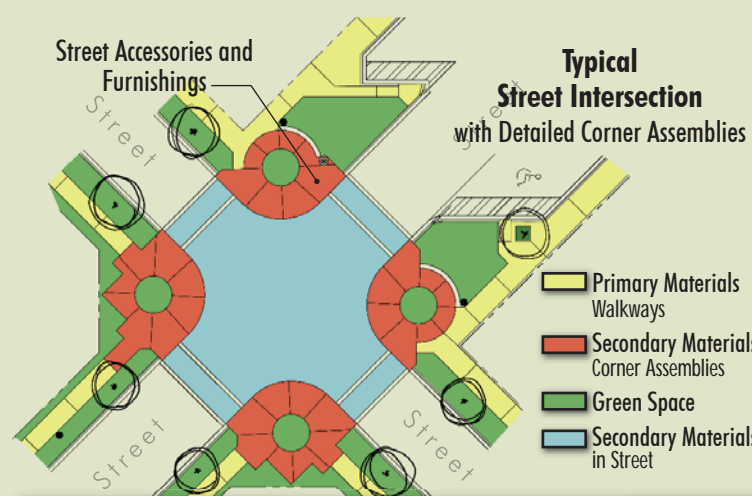
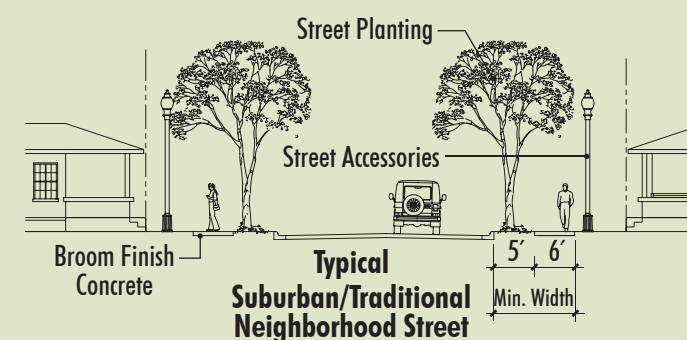
## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## BARRIER ISLAND and MARSHLAND FRINGE



Broom Finish Concrete



Tabby Aggregate



Rock Salt Finish Concrete



Brick Pavers

## Recommendations

### Configuration:

- Use Site Fingerprinting and Designing with the Landform methods as described in G<sup>3</sup> to locate improvements. Locate paths, trails or walkways to minimize clearing and earthwork. Appropriate primarily in non-urban\sub-urban contexts.
- Networks dedicated to the pedestrian use zone (bicycle lane is provided on adjacent roadway), suggest a minimum walking surface width of six (6) feet with additional area for trees\vegetation five (5) feet minimum.

### Materials:

- Recommend broom finish concrete as the primary material for the walkways.
- Secondary materials for walkways may include rock salt finish concrete, colored concrete, sandblasted concrete, exposed shell\abby aggregate, or brick\concrete pavers.
- Suggest that walkways at intersection be completely comprised of a secondary material and that innovative design configurations be implemented in terms of the pavement configuration (bulb-outs, plazas, etc.).
- At all vehicular intersection (excluding driveways), suggest that crosswalks incorporate secondary materials. At primary intersections and roundabouts consider incorporating secondary materials.

### Color:

- Color palette for materials should be in the lighter ranges in terms of intensity and cooler in terms of color temperature. For instance (blues, grays, blue-greens and/or pastels hues).





# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Applies primarily to bicycle and pedestrian networks with limited reference to vehicular networks. Primarily related to walkway\bikeway surface materials, preferred width, configuration and these networks interface with vehicular modes of circulation (crossings). This guideline addresses networks between roadway shoulders and the right-of-way line. As defined in DCA's State Planning Recommendations: "Typical Character Areas", this guideline applies specifically to Conservation Area\Greenspace, Linear Greenspace\Trail Network\ Pedestrian\Bike Network, Agricultural Areas, Rural Village and Rural Residential.

This guideline does not address bicycle facilities co-located with roadways.

**Goal for Implementing Networks:** To create a consistent network of pedestrian and bike routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian\bikeway system with materials that are:

- Consistent with rural themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian\bike network
- Embrace the surrounding ecology and environment

## Sustainability

Implementing this guideline and a bikeway\pedestrian trail system has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

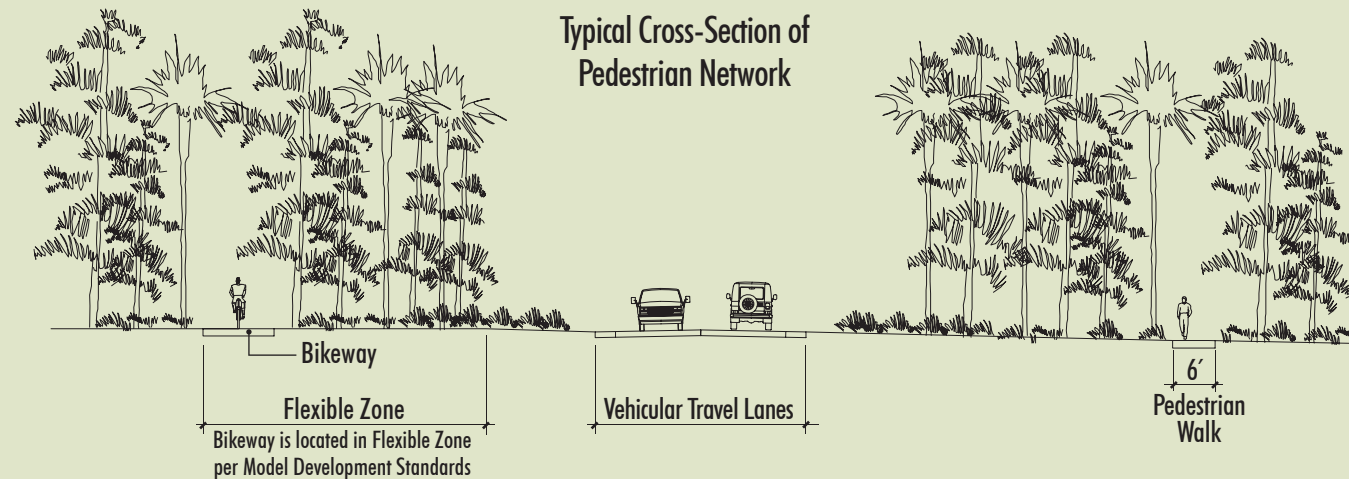
## CHARACTER AREAS KEY

- |                               |                             |                              |
|-------------------------------|-----------------------------|------------------------------|
| ■ Environmental Lands & Trail | □ Commercial                | □ Community Gateways         |
| ■ Farmland and Rural          | □ Urban / Downtown          | ■ Scenic Roads               |
| □ Suburban Residential        | □ Activity Areas            | □ Industrial Areas           |
| □ Traditional Neighborhoods   | □ Major Community Corridors | □ Historic Sites & Districts |

## ALL CHARACTER REGIONS



### Typical Cross-Section of Pedestrian Network



Bikeway



Trail



Pedestrian Pathway



## Recommendations

### Configuration:

- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to locate improvements.
- Suggest a minimum separation between pedestrian\bike network of twenty (20) feet from the edge of pavement.
- Networks dedicated to pedestrian use only (bicycle lane is provided on adjacent roadway), suggest a minimum width of six (6) feet.
- Utilize the Model Development Standards - Article VI for additional criteria for Bikeways and Bike Paths.

### Materials:

- Recommend asphalt as the primary material.
- Broom Finish Concrete, mulch (pine straw or recycled: non-rubberized) or compactible aggregate\stone or similar materials are appropriate alternative materials.
- Road crossing could consist of striping or concrete\brick pavers with a concrete header\ribbon curb.



# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Applies primarily to pedestrian networks with limited reference to vehicular and bicycle networks (assumes that due to urban\sub-urban patterns that bicycle traffic will coincide with the street. This guideline focuses primarily on surface materials and configuration of pedestrian networks (walkways) and intersection treatments at vehicular interfaces. As defined in DCA's State Planning Recommendations: "Typical Character Areas", this guideline applies specifically to Suburban Areas (Developing and Built-out), Traditional Neighborhoods (Stable, Declining and Redevelopment Areas), Neighborhood Centers, Town Centers, Commercial Redevelopment Areas, Regional Activity Centers and Downtowns.

This guideline does not address bicycle facilities co-located with roadways.

**Goal for Implementing Networks:** To create a consistent network of pedestrian routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian system with materials that are:

- Consistent with rural themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian\bike network
- Embrace the surrounding ecology, precedents and environment

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the networks (walkways, sidewalks, etc.) as a simplistic unifying element and utilize the intersections to clearly articulate theme and character.

## Sustainability

Implementing this guideline by promoting pedestrian circulation has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

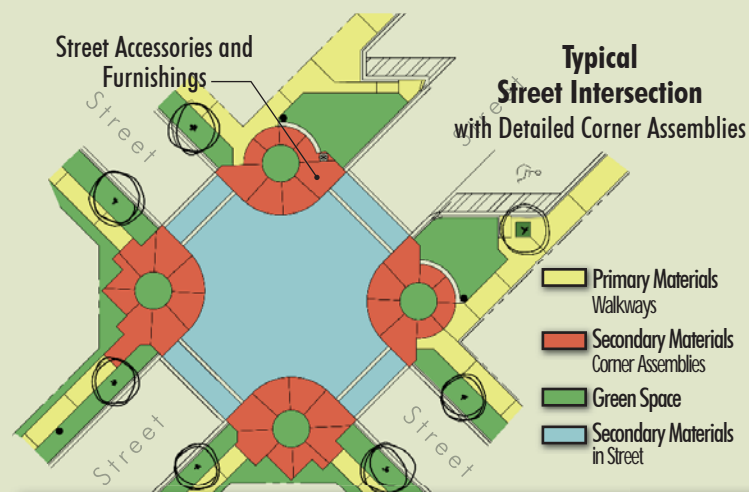
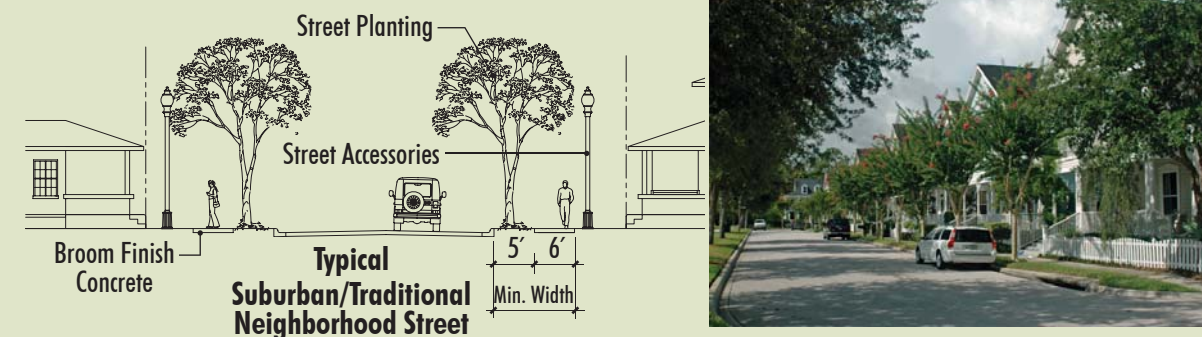
## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## RURAL RIDGE



Broom Finish Concrete



Tabby Aggregate



Colored Concrete

## Recommendations

### Configuration:

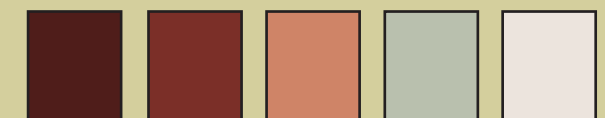
- Use Site Fingerprinting and Designing with the Landform methods as described in G<sup>3</sup> to locate improvements.
- Locate paths, trails or walkways to minimize clearing and earthwork. Appropriate primarily in non-urban\sub-urban contexts.
- Networks dedicated to the pedestrian use zone (bicycle lane is provided on adjacent roadway), suggest a minimum walking surface width of five (5) feet with additional area for trees\vegetation five (5) feet minimum.

### Materials:

- Recommend broom finish concrete or pavers as the primary material for the walkways.
- Secondary materials for walkways may include colored concrete, sandblasted concrete, or brick\concrete pavers.
- Suggest that walkways at intersection be completely comprised of a secondary material and that innovative design configurations be implemented in terms of the pavement configuration (bulb-outs, plazas, etc.).
- At all vehicular intersection (excluding driveways), suggest that crosswalks incorporate secondary materials. At primary intersections and roundabouts consider incorporating secondary materials.

### Color:

- Color palette for materials should be in the darker ranges in terms of intensity, warmer in terms of color temperature and be consistent with earth tones. For instance (browns, reds, grays and darker greens).
- Light tones. For instance (browns, reds, grays and darker greens with contrasting elements consisting primarily of white or very light colors).





# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Applies primarily to pedestrian networks with limited reference to vehicular and bicycle networks (assumes that due to urban\sub-urban patterns that bicycle traffic will coincide with the street) This guideline focuses primarily on surface materials and configuration of pedestrian networks (walkways) and intersection treatments at vehicular interfaces. As defined in DCA's State Planning

Recommendations: "Typical Character Areas", this guideline applies specifically to Suburban Areas (Developing and Built-out), Traditional Neighborhoods (Stable, Declining and Redevelopment Areas), Neighborhood Centers, Town Centers, Commercial Redevelopment Areas, Regional Activity Centers and Downtowns.

This guideline does not address bicycle facilities co-located with roadways.

**Goal for Implementing Networks:** To create a consistent network of pedestrian routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian system with materials that are:

- Consistent with a mixture of southern rural-coastal themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian\bike network
- Embrace the surrounding ecology, precedents and environment

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the networks (walkways, sidewalks, etc.) as a simplistic unifying element and utilize the intersections to clearly articulate theme and character.

## Sustainability

Implementing this guideline by promoting pedestrian circulation has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## SOUTHERN COASTAL PLAIN



## Recommendations

### Configuration:

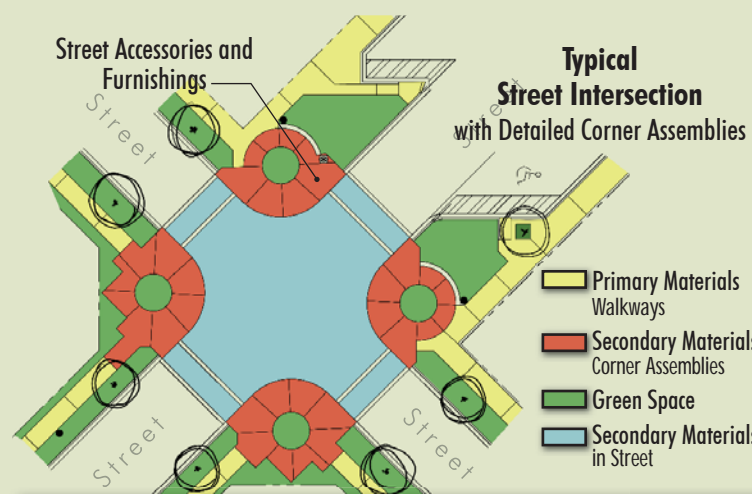
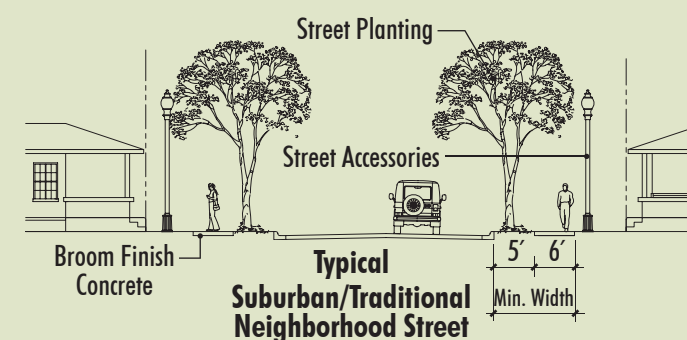
- Use *Site Fingerprinting and Designing with the Landform* methods as described in G3 to locate improvements.
- Locate paths, trails or walkways to minimize clearing and earthwork. Appropriate primarily in non-urban\sub-urban contexts.
- Networks dedicated to the pedestrian use zone (bicycle lane is provided on adjacent roadway), suggest a minimum walking surface width of six (6) feet with additional area for trees\vegetation five (5) feet minimum.

### Materials:

- Recommend broom finish, rock salt or sandblasted concrete as the primary material for the walkways.
- Secondary materials for walkways may include colored concrete, or brick\concrete pavers.
- Suggest that walkways at intersection be completely comprised of a secondary material and that innovative design configurations be implemented in terms of the pavement configuration (bulb-outs, plazas, etc.).
- At all vehicular intersection (excluding driveways), suggest that crosswalks incorporate secondary materials. At primary intersections and roundabouts consider incorporating secondary materials.

### Color:

- Color palette for materials should be in the medium to darker ranges in terms of intensity. A balanced mixture of cool and warm values in terms of color temperature with an emphasis on earth tones contrasted with light tones. For instance (browns, reds, grays and darker greens with contrasting elements consisting primarily of white or very light colors).



Broom Finish Concrete



Rock Salt Finish Concrete



Colored Concrete



Brick Pavers



# PEDESTRIAN and VEHICULAR NETWORKS

## General Commentary

**Applicability:** Applies primarily pedestrian to networks with limited reference to vehicular and bicycle networks (assumes that due to urban\sub-urban patterns that bicycle traffic will coincide with the street) This guideline focuses primarily on surface materials and configuration of pedestrian networks (walkways) and intersection treatments at vehicular interfaces. As defined in DCA's State Planning Recommendations: "Typical Character Areas", this guideline applies specifically to Suburban Areas (Developing and Built-out), Traditional Neighborhoods (Stable, Declining and Redevelopment Areas), Neighborhood Centers, Town Centers, Commercial Redevelopment Areas, Regional Activity Centers and Downtowns.

This guideline does not address bicycle facilities co-located with roadways.

**Goal for Implementing Networks:** To create a consistent network of pedestrian routes relative to the character areas that are safe, functional, sustainable and promote the goals and express the character of the region. Create a pedestrian system with materials that are:

- Consistent with low-country\colonial themes
- Create a safe interface with vehicular circulation
- Implement a safe and functional pedestrian\bike network
- Embrace the surrounding ecology, precedents and environment

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the networks (walkways, sidewalks, etc.) as a simplistic unifying element and utilize the intersections to clearly articulate theme and character.

## Sustainability

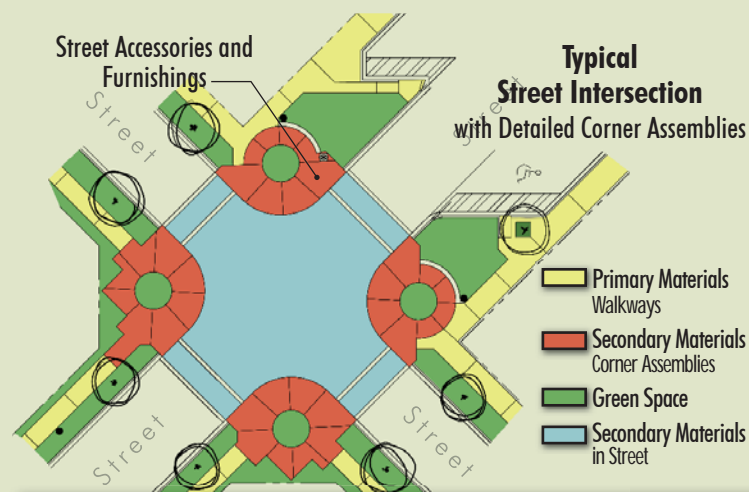
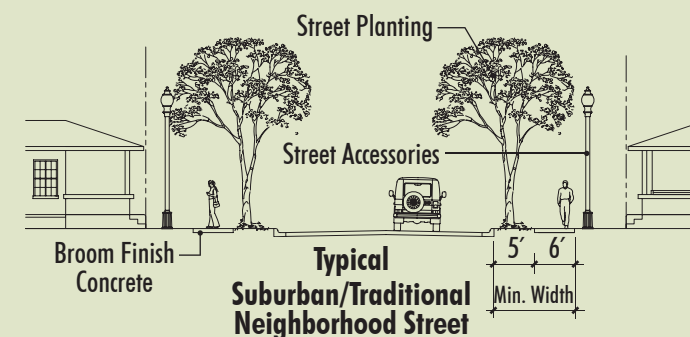
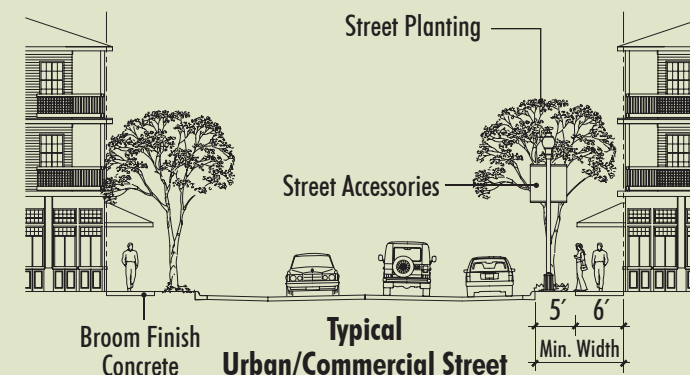
Implementing this guideline by promoting pedestrian circulation has multiple sustainable benefits. Those benefits include reduction emissions, reduced traffic congestion, health benefits, reduced road maintenance and reduced usage of fossil fuels.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Walkable communities, clustered development that utilizes infrastructure wisely
- Transportation alternatives
- Abundant green-space and greenways
- Healthy, happy families and communities

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts



Broom Finish Concrete



Brick Pavers



Rock Salt Finish Concrete



# TIDEWATER HEARTH



## Recommendations

### Configuration:

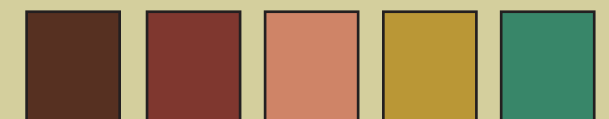
- Use *Site Fingerprinting and Designing with the Landform* methods as described in G<sup>3</sup> to locate improvements.
- Locate paths, trails or walkways to minimize clearing and earthwork. Appropriate primarily in non-urban\sub-urban contexts.
- Networks dedicated to the pedestrian use zone (bicycle lane is provided on adjacent roadway), suggest a minimum walking surface width of six(6) feet with additional area for trees\vegetation five (5) feet minimum.

### Materials:

- Recommend broom finish concrete or brick\concrete pavers as the primary material for the walkways.
- Secondary materials for walkways may include exposed shell\tabby aggregate, brick\concrete pavers or rock-salt finished concrete.
- Suggest that walkways at intersection be completely comprised of a secondary material and that innovative design configurations be implemented in terms of the pavement configuration (bulb-outs, plazas, etc.).
- At all vehicular intersection (excluding driveways), suggest that crosswalks incorporate secondary materials. At primary intersections and roundabouts consider incorporating secondary materials.

### Color:

- Color palette for materials should be in the mid-range in terms of intensity and warmer in terms of color temperature. For instance (red, brown and yellow-green hues).





# LIGHTING

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# LIGHTING

## General Commentary

**Applicability:** Applies primarily to specialty or “themed” lighting associated with roadways, pedestrian walkways and pedestrian use areas (parks, plazas, etc). This guideline addresses these elements in terms of their aesthetic, general height and materials. The engineering criteria, spacing, specific placement and height, and specifications are not part of this document. The development of a consistent guideline for lighting where the same lighting configuration is applicable throughout the character area is the approach. Specific heights should be part of the detailed design work associated with the improvement and should apply to use: vehicular, pedestrian, combination, etc. As defined in DCA’s State Planning Recommendations: “Typical Character Areas”, this guideline applies specifically to all character regions where applicable.

This guideline applies to the public viewshed and public use areas typically associated with public rights-of-way and public space.

**Goal for Signage Implementation:** To create a character area-wide lighting system consistent signage that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with coastal themes
- Identify appropriate materials of the region primarily associated with pole types
- Provide light fixture and pole color to exemplify the character of the region
- Encourage the use of sustainable lighting strategies

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the combination of light pole shapes, color and light fixture configuration to promote the character of the region.

## Sustainability

In implementing this guideline consider using non-incandescent fixtures to decrease power usage but increase bulb life. Additionally, using “dark-skies” technologies such as shielding for directed light is encouraged.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

## CHARACTER AREAS KEY

- Environmental Lands & Trail
- Farmland and Rural
- Suburban Residential
- Traditional Neighborhoods

- Commercial
- Urban / Downtown
- Activity Areas
- Major Community Corridors

- Community Gateways
- Scenic Roads
- Industrial Areas
- Historic Sites & Districts

## BARRIER ISLAND and MARSHLAND FRINGE



## WATERFRONT or URBAN SETTING



## Recommendations

### Configuration:

- Pole height and fixture size/type should be consistent with the use:
  - Suggest that poles used for vehicular use meet or exceed eighteen (18) foot pole height depending on use.
  - Pedestrian only pole height are suggested to be between ten (10) to twelve (12) foot pole height depending on use. Consider using bollards or surface lighting in these areas as well.
- Suggest that for pole lights all fixtures should be a single or double mounted fixture mounted to the top of the pole. Discourage the use of cantilevered arm mount fixtures.
- Recommend that pole configurations be simple with minimal ornamentation at the base and collar.
- Fixtures should be simple with minimal ornamentation. Nautical and coastal themes are encouraged.

### Materials:

- Poles should be powder-coated aluminum, fiberglass or concrete. Concrete poles can be treated or have exposed aggregates of shells or oyster shell.
- Fixtures should be powder-coated aluminum, polymer-based or specialty coated metal (anodized, etc).

### Color:

- Color palette for lighting should be dark green, black and dark bronze.
- Blue and white hues are acceptable in waterfront locations.

## SUBURBAN SETTING





# LIGHTING

## General Commentary

**Applicability:** Applies primarily to specialty or “themed” lighting associated with roadways, pedestrian walkways and pedestrian use areas (parks, plazas, etc). This guideline addresses these elements in terms of their aesthetic, general height and materials. The engineering criteria, spacing, specific placement and height, and specifications are not part of this document. The development of a consistent guideline for lighting where the same lighting configuration is applicable throughout the character area is the approach. Specific heights should be part of the detailed design work associated with the improvement and should apply to use: vehicular, pedestrian, combination, etc. As defined in DCA’s State Planning Recommendations: “Typical Character Areas”, this guideline applies specifically to all character regions where applicable.

This guideline applies to the public viewshed and public use areas typically associated with public rights-of-way and public space.

**Goal for Signage Implementation:** To create a character area-wide lighting system consistent signage that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with coastal themes
- Identify appropriate materials of the region primarily associated with pole types
- Provide light fixture and pole color to exemplify the character of the region
- Encourage the use of sustainable lighting strategies

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the combination of light pole shapes, color and light fixture configuration to promote the character of the region.

## Sustainability

In implementing this guideline consider using non-incandescent fixtures to decrease power usage but increase bulb life. Additionally, using “dark-skies” technologies such as shielding for directed light is encouraged.

## Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

## CHARACTER AREAS KEY

■ Environmental Lands & Trail	■ Commercial	■ Community Gateways
■ Farmland and Rural	■ Urban / Downtown	■ Scenic Roads
■ Suburban Residential	■ Activity Areas	■ Industrial Areas
■ Traditional Neighborhoods	■ Major Community Corridors	■ Historic Sites & Districts

## URBAN SETTING



## RURAL RIDGE



## Recommendations

### Configuration:

- Pole height and fixture size/type should be consistent with the use:
  - Suggest that poles used for vehicular use meet or exceed eighteen (18) foot pole height depending on use.
  - Pedestrian only pole height are suggested to be between ten (10) to twelve (12) foot pole height depending on use. Consider using bollards or surface lighting in these areas as well.
- Suggest that for pole lights all fixtures should be a single or double mounted fixture mounted to the top of the pole. Discourage the use of cantilevered arm mount fixtures.
- Recommend that pole configurations be simple with minimal ornamentation at the base and collar.
- Fixtures should be simple with minimal ornamentation. Nautical and coastal themes are encouraged.

### Materials:

- Poles should be powder-coated aluminum, fiberglass or concrete. Concrete poles can be treated or have exposed aggregates of shells or oyster shell.
- Fixtures should be powder-coated aluminum, polymer-based or specialty coated metal (anodized, etc).

### Color:

- Color palette for lighting should be dark green, black or dark bronze.

## RURAL and SUBURBAN SETTING





# LIGHTING

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## TIDEWATER HEARTH



### General Commentary

**Applicability:** Applies primarily to specialty or “themed” lighting associated with roadways, pedestrian walkways and pedestrian use areas (parks, plazas, etc). This guideline addresses these elements in terms of their aesthetic, general height and materials. The engineering criteria, spacing, specific placement and height, and specifications are not part of this document. The development of a consistent guideline for lighting where the same lighting configuration is applicable throughout the character area is the approach. Specific heights should be part of the detailed design work associated with the improvement and should apply to use: vehicular, pedestrian, combination, etc. As defined in DCA’s State Planning Recommendations: “Typical Character Areas”, this guideline applies specifically to all character regions where applicable.

This guideline applies to the public viewshed and public use areas typically associated with public rights-of-way and public space.

**Goal for Signage Implementation:** To create a character area-wide lighting system consistent signage that expresses the character of the region. In general the objective for obtaining this goal is the following:

- Consistent with coastal themes
- Identify appropriate materials of the region primarily associated with pole types
- Provide light fixture and pole color to exemplify the character of the region
- Encourage the use of sustainable lighting strategies

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use the combination of light pole shapes, color and light fixture configuration to promote the character of the region.

### Sustainability

In implementing this guideline consider using non-incandescent fixtures to decrease power usage but increase bulb life. Additionally, using “dark-skies” technologies such as shielding for directed light is encouraged.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

### Urban Setting



### Suburban Setting



### Recommendations

#### Configuration:

- Pole height and fixture size/type should be consistent with the use:
  - Suggest that poles used for vehicular use meet or exceed eighteen (18) foot pole height depending on use.
  - Pedestrian only pole height are suggested to be between ten (10) to twelve (12) foot pole height depending on use. Consider using bollards or surface lighting in these areas as well.
- Suggest that for pole lights all fixtures should be a single or double mounted fixture mounted to the top of the pole. Discourage the use of cantilevered arm mount fixtures.
- Recommend that pole configurations be simple with minimal ornamentation at the base and collar.
- Fixtures should be simple with minimal ornamentation. Nautical and coastal themes are encouraged.

#### Materials:

- Poles should be powder-coated aluminum, fiberglass or concrete. Concrete poles can be treated or have exposed aggregates of shells or oyster shell.
- Fixtures should be powder-coated aluminum, polymer-based or specialty coated metal (anodized, etc).

#### Color:

- Color palette for lighting shall be dark green, black and dark bronze.



# ENCLOSURES, WALLS AND FENCES

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# ENCLOSURES, WALLS and FENCES

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## BARRIER ISLAND and MARSH FRINGE



**Applicability:** Applies primarily to edge treatments associated with utilitarian functions found in private developments, office and business parks, public and institutional. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, screen walls, fences, columns and gates. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\ Office Parks, Retail Out-Parcels, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Enclosure Implementation: **To create a consistent enclosure systems and property edge treatments that expresses the character of the region.** In general the objective for obtaining this goal is the following:

- Consistent with coastal themes.
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the enclosure and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



## Recommendations

### Configuration:

- The enclosure, wall or fence is intended to conceal utilitarian functions of site uses and should be understated and generally unobtrusive.
- Massing and proportion should work in conjunction with screening requirements and maintain the region's historic and cultural qualities.
- The enclosure should wrap the perimeter of the areas not screened by buildings with an access way facing the direction opposite from a right-of-way.
- Walls or fences that define a property perimeter should have a break in the horizontal run no greater than ten (10) feet.

### Materials:

- Recommend that primary materials comprise a minimum of 40% of enclosure components.
- Recommend that secondary materials on masonry enclosures compromise a minimum of 15% of each face to articulate exposed faces.
- Primary materials include:
  - Walls: Tabby, stucco, vertical plank wood
  - Columns: Tabby, stucco
  - Posts: Wood post,
  - Fence and Gates: Wood, decorative metal
- Secondary materials include:
  - Walls: Brick, precast concrete
  - Columns: Brick, precast concrete
  - Posts: Decorative metal
  - Fence and gates: decorative metal accents
- Enclosures, walls and fences are suggested to contain the allocations and categorizations of materials.





# ENCLOSURES, WALLS and FENCES

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## RURAL RIDGE



**Applicability:** Applies primarily to edge treatments associated with utilitarian functions found in private developments, office and business parks, public and institutional. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, screen walls, fences, columns and gates. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\ Office Parks, Retail Out-Parcels, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Enclosure Implementation: **To create a consistent enclosure systems and property edge treatments that expresses the character of the region.** In general the objective for obtaining this goal is the following:

- Consistent with coastal themes.
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

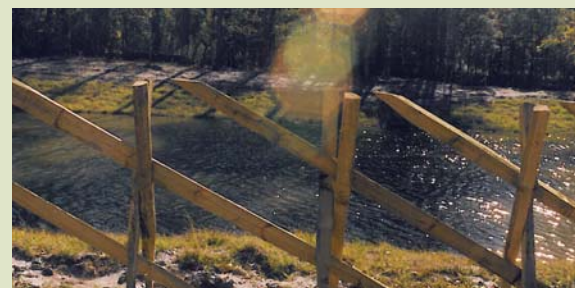
The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the enclosure and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



## Recommendations

### Configuration:

- The enclosure, wall or fence is intended to conceal utilitarian functions of site uses and should be understated and generally unobtrusive.
- Massing and proportion should work in conjunction with screening requirements and maintain the region's historic and cultural qualities.
- The enclosure should wrap the perimeter of the areas not screened by buildings with an access way facing the direction opposite from a right-of-way.
- Walls or fences that define a property perimeter should have a break in the horizontal run no greater than ten (10) feet.

### Materials:

- Recommend that primary materials comprise a minimum of 40% of enclosure components.
- Recommend that secondary materials on masonry enclosures compromise a minimum of 15% of each face to articulate exposed faces.
- Primary materials include:
  - Walls: Tabby, stucco, vertical plank wood
  - Columns: Tabby, stucco
  - Posts: Wood post,
  - Fence and Gates: Wood, decorative metal
- Secondary materials include:
  - Walls: Brick, precast concrete
  - Columns: Brick, precast concrete
  - Posts: Decorative metal
  - Fence and gates: decorative metal accents
- Enclosures, walls and fences are suggested to contain the allocations and categorizations of materials.
- Color palette for materials should be in the lighter ranges in terms of intensity and cooler in terms of color temperature. For instance (blues, grays, white, blue-greens and/or pastels hues).



# ENCLOSURES, WALLS and FENCES

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## TIDEWATER HEARTH



**Applicability:** Applies primarily to edge treatments associated with utilitarian functions found in private developments, office and business parks, public and institutional. This guideline addresses these elements in terms of their general implementation, mass and aesthetic. They are represented by signs, screen walls, fences, columns and gates. As defined in DCA's State Planning Recommendations: Typical Character Areas, this guideline applies specifically to Regional Activity Centers, Employment Centers\ Office Parks, Retail Out-Parcels, In-Town and Major Highway Corridors and Gateway Corridors.

This guideline applies to the public viewshed associated with public rights-of-way.

Goal for Enclosure Implementation: **To create a consistent enclosure systems and property edge treatments that expresses the character of the region.** In general the objective for obtaining this goal is the following:

- Consistent with coastal themes.
- Identify appropriate materials of the region to be appropriately placed and distributed on the element.
- Provide materials intensity based on the character region.

The recommended approach to implementing this guideline in terms of expressing the individual character of the region is to use a balance of form, materials and scale indicative of the region. Suggested primary materials are recommended as the main component to clearly exemplify culture, history and architecture of the region. Secondary materials are suggested to support the elements consistency with regions character. Additional elements (tertiary) are those associated with completing the function of the enclosure and may not have a direct correlation to the character of the region.

### Sustainability

Implementing this guideline has marginal sustainable benefits. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities



## Recommendations

### Configuration:

- The enclosure, wall or fence is intended to conceal utilitarian functions of site uses and should be understated and generally unobtrusive.
- Massing and proportion should work in conjunction with screening requirements and maintain the region's historic and cultural qualities.
- The enclosure should wrap the perimeter of the areas not screened by buildings with an access way facing the direction opposite from a right-of-way.
- Walls or fences that define a property perimeter should have a break in the horizontal run no greater than ten (10) feet.

### Materials:

- Recommend that primary materials comprise a minimum of 40% of enclosure components.
- Recommend that secondary materials on masonry enclosures compromise a minimum of 15% of each face to articulate exposed faces.
- Primary materials include:
  - Walls: Tabby, stucco, vertical plank wood
  - Columns: Tabby, stucco
  - Posts: Wood post,
  - Fence and Gates: Wood, decorative metal
- Secondary materials include:
  - Walls: Brick, precast concrete
  - Columns: Brick, precast concrete
  - Posts: Decorative metal
  - Fence and gates: decorative metal accents
- Enclosures, walls and fences are suggested to contain the allocations and categorizations of materials.

Note: Sketches and photographs depict material mixes only. Not design.





# ICONS AND GATEWAYS ARTICULATION

## *Georgia Coastal Regional* CHARACTER DESIGN GUIDELINES



# ICONS and GATEWAYS ARTICULATION

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## BARRIER ISLAND and MARSHLAND FRINGE



### General Commentary

**Applicability:** Applies primarily to specialty architectural elements and icons throughout the character region. The specific application is for architectural delineation for “common” structures such as guardhouses, themed elements and gateways. This guideline focuses on the aesthetic of the elements with specific reverence to materials and patterns that define the region. Due to the targeted focus of the guideline there are four architectural parameters or “elements of style” defined.

1. Exterior cladding materials
2. Fenestration delineation
3. Eave treatments
4. General dimensional and configurations

This guideline applies to the public viewshed

**Goal for Signage Implementation:** To create a consistent and regionally sensitive architectural aesthetic for key elements in the public viewshed. In general the objective for obtaining this goal is the following:

- Consistent with coastal themes
- Identify appropriate materials that reflect the region and its heritage
- Identify appropriate treatment methodologies
- Suggest appropriate proportions, configurations and dimensional criteria that support the regions heritage.

### Sustainability

Implementing this guideline by promoting a contextually based “common” architecture has marginal sustainable benefits on its own. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. Greater benefits should be implemented in terms of site orientation of structures, the use of recycled and sustainable materials and the use of sustainable interior finishes.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

## CLADDING and COMBINATIONS



## FENESTRATION



## EAVES



## Recommendations

### Materials

- Roof Cladding:
  - Galvanized roofing (standing seam or v-crimp)
  - Wood, composite\manufactured shake
  - Flat or Barrel Tile (on Barrier Islands only) - should be consistent with surroundings (example: Sea Island, limited use on St. Simons Island near Fort Frederica)
- Exterior Wall Cladding
  - Tabby
  - Wood, composite\manufactured shake
  - Stucco
  - Wood, composite\manufactured lap siding
  - Brick (details, pier supports and wainscoting only)
  - Flat or Barrel Tile (on Barrier Islands only) - should be consistent with surroundings (example: Sea Island, limited use on St. Simons Island near Fort Frederica)

### Fenestration Detailing:

- Windows
  - Consider using or emulating double-hung windows only
  - First level windows should have an approximate proportion of: width x 2.5 = height
  - Upper level windows should have an approximate proportion of: width x 3.0 = height
  - Consider using muntins in windows to create divided lites
  - Shutters are encouraged but must be sized appropriately to cover windows
  - Wood, composite, vinyl-clad windows are encouraged - Aluminum clad are discouraged
- Exterior Passages
  - Glass paneled doors are preferred, full wood panels are an appropriate alternative
  - Double doors are preferred
  - Shutters are preferred where appropriate
  - Jambs and heads should be discernable but contain minimal ornamentation
  - Wood and composite doors solid cores are encouraged - Steel is discouraged

### Eave Treatments:

- Overhang projection and enclosure
  - Consider shall overhangs - recommend eight inches(8") to twenty inches(20")
  - Prefer open rafters without full fascia and no horizontal soffits
  - Smaller projections eight (8) to ten (10) inches should have full enclosed eaves and soffits, where projection is equal to the cornice
  - Wood and fiber composite fascia and soffits are encouraged - vinyl is discouraged

### General Criteria:

- Roof pitches should be six in twelve (6:12) to ten in twelve (10:12)
- Structures should be off-grade construction or be designed to appear so an orderly regimentation of elements should be evident in the overall composition



# ICONS and GATEWAYS ARTICULATION

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## RURAL RIDGE



### General Commentary

**Applicability:** Applies primarily to specialty architectural elements and icons throughout the character region. The specific application is for architectural delineation for “common” structures such as guardhouses, themed elements and gateways. This guideline focuses on the aesthetic of the elements with specific reverence to materials and patterns that define the region. Due to the targeted focus of the guideline there are four architectural parameters or “elements of style” defined.

1. Exterior cladding materials
2. Fenestration delineation
3. Eave treatments
4. General dimensional and configurations

This guideline applies to the public viewshed

**Goal for Signage Implementation:** To create a consistent and regionally sensitive architectural aesthetic for key elements in the public viewshed. In general the objective for obtaining this goal is the following:

- Consistent with rural themes
- Identify appropriate materials that reflect the region and its heritage
- Identify appropriate treatment methodologies
- Suggest appropriate proportions, configurations and dimensional criteria that support the regions heritage.

### Sustainability

Implementing this guideline by promoting a contextually based “common” architecture has marginal sustainable benefits on its own. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. Greater benefits should be implemented in terms of site orientation of structures, the use of recycled and sustainable materials and the use of sustainable interior finishes.

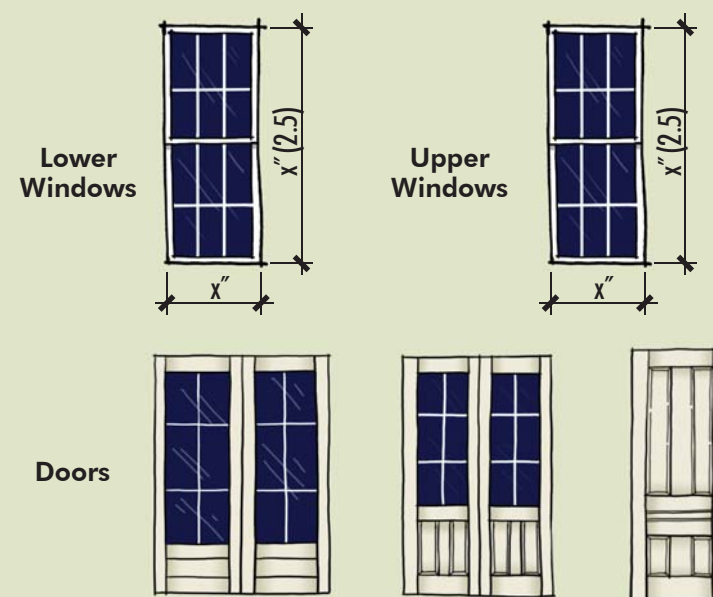
### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

## CLADDING and COMBINATIONS



## FENESTRATION



## EAVES



## Recommendations

### Materials

- Roof Cladding:
  - Galvanized roofing (standing seam or v-crimp)
  - Wood, composite\manufactured shake
- Exterior Wall Cladding
  - Wood, composite\manufactured shake
  - Wood, composite\manufactured lap siding
  - Brick (details, pier supports and wainscoting only)

### Fenestration Detailing:

- Windows
  - Consider using or emulating double-hung windows only
  - First and second level windows should have an approximate proportion of: width x 2.5 = height
  - Consider using muntins in windows to create divided lites, nine lites per pane
  - Shutters are encouraged but must be sized appropriately to cover windows
  - Wood, composite, vinyl-clad windows are encouraged - Aluminum clad are discouraged
- Exterior Passages
  - Glass paneled doors are preferred, full wood panels are an appropriate alternative
  - Double doors are preferred
  - Shutters are preferred where appropriate
  - Jambs and heads should be discernable but contain minimal ornamentation
  - Wood and composite doors solid cores are encouraged - Steel is discouraged

### Eave Treatments:

- Overhang projection and enclosure
  - Consider shall overhangs - recommend eight (8) to twenty (20)
  - Prefer open rafters without full fascia and no horizontal soffits
  - Smaller projections eight (8) to ten (10) inches should have full enclosed eaves and soffits, where projection is equal to the cornice
  - Wood and fiber composite fascia and soffits are encouraged - vinyl is discouraged

### General Criteria:

- Roof pitches should be six in twelve (6:12) to ten in twelve (12:12)
- Structures should be off-grade construction or be designed to appear so an orderly regimentation of elements should be evident in the overall composition



# ICONS and GATEWAYS ARTICULATION

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## SOUTHERN COASTAL PLAIN



### General Commentary

**Applicability:** Applies primarily to specialty architectural elements and icons throughout the character region. The specific application is for architectural delineation for “common” structures such as guardhouses, themed elements and gateways. This guideline focuses on the aesthetic of the elements with specific reverence to materials and patterns that define the region. Due to the targeted focus of the guideline there are four architectural parameters or “elements of style” defined.

1. Exterior cladding materials
2. Fenestration delineation
3. Eave treatments
4. General dimensional and configurations

This guideline applies to the public viewshed

**Goal for Signage Implementation:** To create a consistent and regionally sensitive architectural aesthetic for key elements in the public viewshed. In general the objective for obtaining this goal is the following:

- Consistent with themes that transition between the Barrier Islands and Rural Ridge
- Identify appropriate materials that reflect the region and its heritage
- Identify appropriate treatment methodologies
- Suggest appropriate proportions, configurations and dimensional criteria that support the regions heritage

### Sustainability

Implementing this guideline by promoting a contextually based “common” architecture has marginal sustainable benefits on its own. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. Greater benefits should be implemented in terms of site orientation of structures, the use of recycled and sustainable materials and the use of sustainable interior finishes.

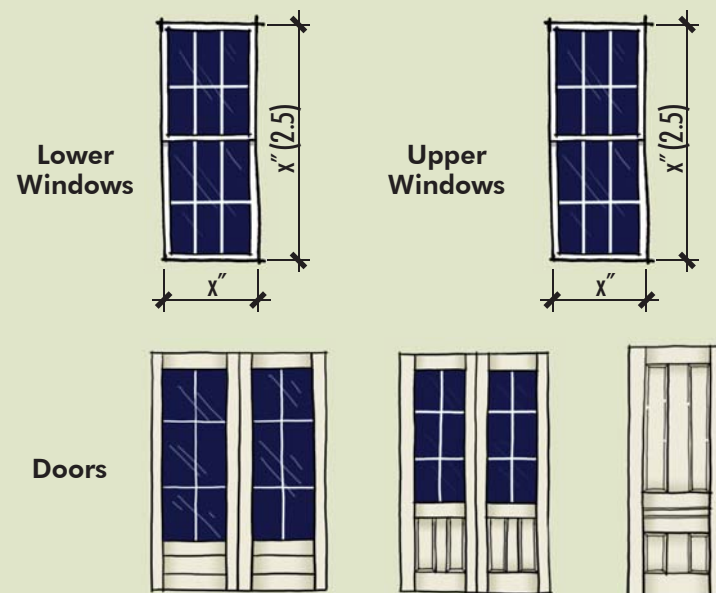
### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

## CLADDING and COMBINATIONS



## FENESTRATION



## EAVES



## Recommendations

### Materials

- Roof Cladding:
  - Galvanized roofing (standing seam or v-crimp)
  - Wood, composite\manufactured shake

### Exterior Wall Cladding

- Wood, composite\manufactured shake
- Wood, composite\manufactured lap siding
- Brick

### Fenestration Detailing:

- Windows
  - Consider using or emulating double-hung windows only
  - First level and upper level windows should have an approximate proportion of: width x 2.5 = height
  - Consider using muntins in windows to create divided lites
  - Shutters are encouraged but must be sized appropriately to cover windows
  - Wood, composite, vinyl-clad windows are encouraged - Aluminum windows are discouraged.
- Exterior Passages
  - Wood paneled doors are preferred, full glass panels are an appropriate alternative
  - Double doors are preferred
  - Shutters are preferred where appropriate
  - Jams and heads should be discernable but contain minimal ornamentation
  - Wood and composite doors solid cores are encouraged - Steel is discouraged

### Eave Treatments:

- Overhang projection and enclosure
  - Overhangs recommend eight inches (8") to twenty inches (20")
  - Prefer open rafters without full fascia and no horizontal soffits
  - Smaller projections eight (8) to ten (10) inches should have full enclosed eaves and soffits, where projection is equal to the cornice
  - Wood and fiber composite fascia and soffits are encouraged - vinyl is discouraged

### General Criteria:

- Roof pitches should be six in twelve (6:12) to ten in twelve (10:12)
- Structures should be off-grade construction or be designed to appear so an orderly regimentation of elements should be evident in the overall composition



# ICONS and GATEWAYS ARTICULATION

## CHARACTER AREAS KEY

Environmental Lands & Trail	Commercial	Community Gateways
Farmland and Rural	Urban / Downtown	Scenic Roads
Suburban Residential	Activity Areas	Industrial Areas
Traditional Neighborhoods	Major Community Corridors	Historic Sites & Districts

## TIDEWATER HEARTH



### General Commentary

**Applicability:** Applies primarily to specialty architectural elements and icons throughout the character region. The specific application is for architectural delineation for “common” structures such as guardhouses, themed elements and gateways. This guideline focuses on the aesthetic of the elements with specific reverence to materials and patterns that define the region. Due to the targeted focus of the guideline there are four architectural parameters or “elements of style” defined.

1. Exterior cladding materials
2. Fenestration delineation
3. Eave treatments
4. General dimensional and configurations

This guideline applies to the public viewshed

**Goal for Signage Implementation:** To create a consistent and regionally sensitive architectural aesthetic for key elements in the public viewshed. In general the objective for obtaining this goal is the following:

- Consistent with traditional Tidewater hearth themes
- Identify appropriate materials that reflect the region and its heritage
- Identify appropriate treatment methodologies
- Suggest appropriate proportions, configurations and dimensional criteria that support the regions heritage.

### Sustainability

Implementing this guideline by promoting a contextually based “common” architecture has marginal sustainable benefits on its own. The use of indigenous available materials will reduce the potential depletion of resources associated with transporting materials not available in the areas and potentially reduce extensive maintenance. Greater benefits should be implemented in terms of site orientation of structures, the use of recycled and sustainable materials and the use of sustainable interior finishes.

### Regional Plan Objectives

- Preservation of and restoration of natural and cultural resources
- Quality growth mixed-use developments
- Healthy, happy families and communities

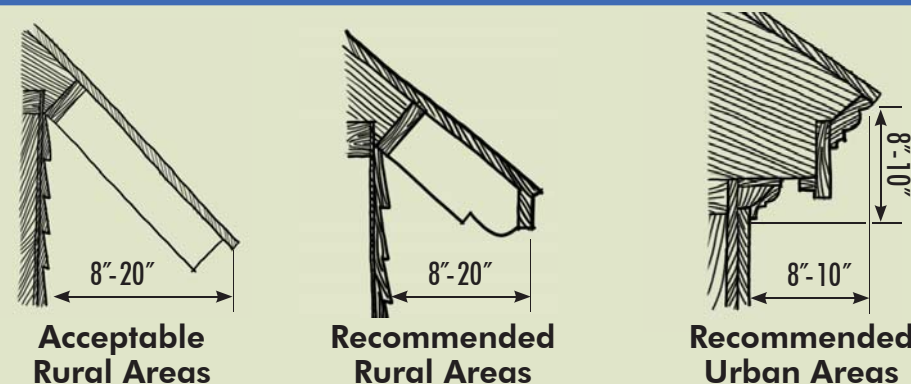
## CLADDING and COMBINATIONS



## FENESTRATION



## EAVES



## Recommendations

### Materials

- Roof Cladding:
  - Dark metal roofing in traditional patterns
  - Architectural shingle
- Exterior Wall Cladding
  - Cut stone, cast stone, field stone with detail patterns in the coursing
  - Brick

### Fenestration Detailing:

- Windows
  - Consider using or emulating double-hung windows only
  - First level windows should have an approximate proportion of: width x 2.5 = height
  - Upper level windows should have an approximate proportion of: width x 3.0 = height
  - Consider using muntins in windows to create divided lites - no more than four per lite
  - Shutters are encouraged but must be sized appropriately to cover windows
  - Wood, composite, vinyl-clad windows are encouraged - Aluminum clad are discouraged
- Exterior Passages
  - Glass paneled doors are preferred, full wood panels are an appropriate alternative
  - Double doors are preferred
  - Shutters are preferred where appropriate
  - Jambs and heads should be discernable but contain minimal ornamentation
  - Wood and composite doors solid cores are encouraged - Steel is discouraged

### Eave Treatments:

- Overhang projection and enclosure
  - Overhangs shall have “classical” proportions of 8:10
  - Projections should have full enclosed eaves and soffits, where projection is equal to the cornice
  - Wood and fiber composite fascia and soffits are encouraged - vinyl is discouraged

### General Criteria:

- Roof pitches should be ten in twelve (10:12)
- Structures shall have “rusticated” bases with finer texture finishes above.